

File #: 2019-060

Owner's Name: Tavernier Hotel Holdings

Applicant: PMG Asset Services

Agent: Jorge Cepero

Type of Application: Minor CUP for TRE

Key: Key Largo (Sender & Receiver Sites)

SENDER SITE RE #: 00555610.000000

RECEIVER SITE RE #: 00090820.000000

Submitted with Pre-App file 2019-059

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE)

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review.

pd. CK 190026
#2,621.99

Conditional Use, Transfer of ROGO Exemption Fee: \$1,740.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed 133 x 3 = \$399.

Date of Application: 4 / 5 / 19
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

<u>PMG Asset Services, LLC</u>	<u>Jorge Cepero</u>
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application
<u>4651 Sheridan Street, Suite 480, FL 33021</u>	
Mailing Address (Street, City, State and Zip Code)	
<u>(954) 624-47-23</u>	<u>jorge.cepero@primegroupus.com</u>
Work Phone	Email Address
Home Phone	Cell Phone

Sender Site Property Owner: (Business/Corp must include documents showing who has legal authority to sign.)

<u>Tavernier Hotel Holdings, LLC</u>	<u>Jorge Cepero</u>
(Name/Entity)	Contact Person
<u>4651 Sheridan Street, Suite 480, FL 33021</u>	
Mailing Address (Street, City, State and Zip Code)	
<u>(954) 624-47-23</u>	<u>jorge.cepero@primegroupus.com</u>
Work Phone	Email Address
Home Phone	Cell Phone

Sender Site Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

<u>A</u>	<u>1, 2, 3, 4, 5, 36, 37</u>	<u>Tavernier No. 2</u>	<u>Largo</u>
Block	Lot	Subdivision	Key

<u>00555610.000000</u>	
Real Estate (RE) Number	Alternate Key Number

<u>91865 US Highway 1, Tavernier, FL</u>	<u>92</u>
Street Address (Street, City, State, Zip Code)	Approximate Mile Marker

APPLICATION

Receiver Site Property Owner: (Business/Corp must include documents showing who has legal authority to sign.)

PL Ocean Residence Holdings, LLC Jorge Cepero
(Name/Entity) Contact Person

4651 Sheridan Street, Suite 480, FL 33021
Mailing Address (Street, City, State and Zip Code)

(954) 624-47-23
Work Phone Home Phone Cell Phone Email Address

Receiver Site Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

8 and 5 Township 62 South Largo
Block Lot Subdivision Key

00090820-000000
Real Estate (RE) Number Alternate Key Number

97801 Overseas Highway 1-28, Key Largo, FL 33037 98
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

Sender Site Future Land Use Map Designation: MC- Mixed Use Commercial

Receiver Future Land Use Map Designation: Urban Residential High (RH)

Sender Site Land Use (zoning) District Designation: Sub Urban Commercial (SC)

Receiver Site Land Use (zoning) District Designation: Urban Residential (UR)

Sender Site Existing Land Use: Apartments & Restaurant

Receiver Site Existing Land Use: Residential (Single Family)

Sender Site Tier Designation: Tier III

Receiver Site Tier Designation: Tier III

Sender Site ROGO subarea: Upper Keys

Receiver Site ROGO subarea: Upper Keys

Number of dwelling units lawfully established on Sender Site: 1 Transient

Number of dwelling units to be transferred from Sender Site: 1 Transient

Number of dwelling units to be transferred to Receiver Site: 1 Transient

Does the Receiver Site have all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.)? Infrastructure is under construction

Will dwelling units to be transferred to Receiver Site be located in a velocity (V) zone: No

Will dwelling units to be transferred to Receiver Site be located in a CBR5 unit: No

Has a previous TRE application been submitted for this site within the past two years? ☐ Yes ☒ No

APPLICATION

Date of pre-application conference regarding the proposed transfer of units: ____/____/____
Month Day Year

Pursuant to Policy 101.6.8, dwelling units may be transferred to a Receiver Site meeting the following criteria:

1. The Future Land Use category and Land Use (Zoning) District must allow the requested use;
2. Must meet the adopted density standards;
3. Includes all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.);
4. Located within a Tier III designated area; and
5. Structures are not located in a velocity (V) zone or within a CBRS unit.

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- ☒ Complete application (unaltered and unbound)
- ☒ Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- ☒ Proof of ownership for sender & receiver (i.e., Warranty Deed)
- ☒ Current Property Record Cards from the Monroe County Property Appraiser for sender & receiver sites
- ☒ Location map of sender & receiver sites
- ☒ Photographs of sender & receiver sites from adjacent roadway(s)
- ☒ Signed and Sealed Boundary Survey of sender and receiver sites, prepared by a Florida registered surveyor – two (2) sets each (at a minimum survey should include elevations, location and dimensions of all existing structures, paved areas and utility structures, all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat)
- ☒ Typed name and address mailing labels of all property owners within a 600-foot radius of the sender & receiver sites. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600-foot radius, each unit owner must be included.

If applicable, the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- ☒ Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the sender site and receiver site properties)
- ☐ Any Letters of Development Rights Determination pertaining to the sender or receiver sites
- ☐ Any Letters of Understanding pertaining to the proposed transfer
- ☐ Disclosure of Interest Forms for the sender and receiver sites

Is there any pending code enforcement proceeding involving all or a portion of the sender or receiver site parcels?

☐ Yes ☒ No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

APPLICATION

If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of plans shall be required prior to item being scheduled for commission review.

* * * * *

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

By: PMG Asset Services, LLC

Signature of Applicant: _____

Jorge Cepero

Date: 4-5-19

STATE OF FLORIDA

COUNTY OF BROWARD

Sworn to and subscribed before me this 5 day of APRIL, 20 19,

by JORGE CEPEKO, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

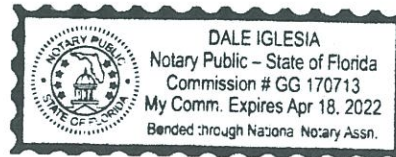
_____ as identification.
(TYPE OF ID PRODUCED)

Signature of Notary Public, State of Florida

DALE IGLESIA

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: APRIL 18, 2022



Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section E-

Proof of Ownership- Receiver
Warranty Deed

Doc# 1999408 09/30/2014 9:09AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument was Prepared By,

Interstate Property Holdings, LLC
1111 Brickell Avenue, 29th Floor
Miami, Florida 33131
Contact: Arlene M. Rasile

Record and Return to:

Shore to Shore Title, LLC
6111 Broken Sound Parkway
Suite 350
Boca Raton, Florida 33487

Parcel IDs: 00090810-000000; 00090820-000000;
00090840-000000; 00090840-000100; 00090860-
000000

09/30/2014 9:09AM
DEED DOC STAMP CL: Krys \$35,000.00

Doc# 1999408
BK# 2705 Pg# 395

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17 day of September, 2014 between Interstate Property Holdings, LLC, a Florida limited liability company (the "Grantor"), whose mailing address is 1111 Brickell Avenue, 29th Floor, Miami, Florida 33131, and PL Ocean Residence Holdings, LLC, a Florida limited liability company, (the "Grantee"), whose mailing address is 4651 Sheriden Street, Suite 480, Hollywood, Florida 33021.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$ 10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns the real property (the "Property") located in Monroe County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: See Exhibit "B" attached hereto and made a part hereof by reference as if fully set forth herein.

TOGETHER with all the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Property,

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, OR ANY OTHER

MATTER AFFECTING OR RELATED TO THE PROPERTY OR ANY IMPROVEMENTS THEREON (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY AND ANY IMPROVEMENTS THEREON ARE CONVEYED "AS IS" AND "WITH ALL FAULTS," AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTEES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN ABOVE PROVIDED AND LIMITED), CONCERNING THE PROPERTY AND ANY IMPROVEMENTS THEREON, INCLUDING WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY AND ANY IMPROVEMENTS THEREON, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY SUCH IMPROVEMENTS, AND (iii) THE MANNER OF REPAIR, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

WITNESSES:

GRANTOR:

INTERSTATE PROPERTY HOLDINGS,
LLC, a Florida limited liability company

Print Name: Juan M. Gonzalez

By: Julian L. Mesa, President

Print Name: Frederick M. Rasche

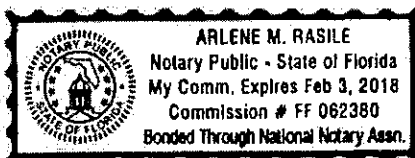
[CORPORATE SEAL]

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 17th day of September, 2014 by Julian L. Mesa, as President of Interstate Property Holdings, LLC, a Florida limited liability company, on behalf of the company.

Personally Known OR Produced Identification

Type of Identification Produced



Print or Stamp Name: Arlene L. Rosillo
Notary Public, State of Florida at Large
Commission No.: _____
Commission Expires: 2/3/2014

EXHIBIT "A"

A portion of Lots 8 and 15, according to the Plat of Government Lots 5 & 6 and the NW 1/4 of the NW 1/4 of section 5 and Lots 1 & 2 of Section 6, Township 62 South, Range 39 East, made by George L. MacDonald and recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, more particularly described as follows:

Begin at the intersection of the Southeasterly right-of-way line of Old State Road 4A and the Southwesterly side of said Lot 8, thence run Northeasterly along the said Southeasterly right-of-way line, a distance of 356.40 feet to the Northeasterly side of the J.B. Albury property; thence Southeasterly along the said Northeasterly side of the J.B. Albury property, a distance of 710 feet, more or less, to the shoreline of the Atlantic Ocean as described in Official Records Book 242, Page 44 of the Public Records of Monroe County, Florida; thence Southwesterly along said shoreline, a distance of 149 feet, more or less, to the Northeasterly line of the Doris Reese property, as described in said Official Record Book 242, Page 44; thence Northwesterly along said Northeasterly line, a distance of 400.86 feet; thence proceed at right angles to the last described course and parallel with the said Southeasterly right-of-way line, a distance of 100.00 feet; thence proceed Northwesterly at right angles to the last described course, a distance of 50.40 feet; thence proceed Southwesterly at right angles to the last described course, a distance of 110.00 feet to the Southwesterly line of said Lot 8; thence proceed Northwesterly along said Southwesterly line of Lot 8, a distance of 248.97 feet to the point of Beginning.

Together with that certain parcel of submerged land, described in T.I.I.F. Deed No. 24410 (1906-44), recorded in Official Records Book 383, Page 745 of the Public Records of Monroe County, Florida, and described verbatim hereinafter:

A parcel of submerged land in the Straits of Florida, in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, fronting a portion of Lots 8 and 15 (PB 1, PG 59) more particularly described as follows:

From the intersection of the Southeasterly side of the right-of-way of Old State Road 4-A and the Southwesterly side of said Lot 8, George L. MacDonald's Plat recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, run North 45°38' East along the said Southeasterly side of Old State Road 4-A, a distance of 160 feet; thence continue North 45°38' East along the said Southeasterly side of Old State Road 4-A, for a distance of 198.6 feet to a point (said point being 335.0 feet Southwesterly from the Northeasterly line of said Lot 8); thence run South 44°22' East along a line parallel with and 335.0 feet Southwesterly from the Northeasterly line of said Lot 8, a distance of 710 feet, more or less, to the mean high tide line on the shore of the straits of Florida and the Point of Beginning of the parcel hereinafter described; thence continue South 44°22' East, a distance of 269.7 feet; thence South 40°22'30" West, a distance of 148.6 feet, thence North 44°22' West, a distance of 277.7 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line, a distance of 150 feet, more or less, to the Point of Beginning.

Parcel II:

A portion of Lot 8, according to the Plat of Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of Sections 5 and Lots 1 and 2 of Section 6, Township 62 South Range 39 East, made by George L MacDonald and recorded in Plat Book 1 at Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows: Commence at the A Point of intersection of the Southeasterly Right-of-Way line of Old State Road 4-A and the Southwesterly line of said Lot 8, and run Southeasterly along said Southwesterly line of Lot 8 for 248.97 feet; thence deflect 90° left and run 110.00 feet; thence deflect 90° right and run South easterly for 50.4 feet along the line common to the J.B. Albury and the Richard C. Albury properties to the Point of Beginning of the hereinafter described parcel; thence continue Southeasterly along the last described course for 100.00 feet; thence deflect 90° left and run Northeasterly along the Northwesterly line of the now or formerly Doris Reese property for 100.00 feet; thence deflect 90° left and run Northwesterly for 100.00 feet; thence deflect 90° left and run Southwesterly for 100.00 feet to the Point of Beginning.

EXHIBIT "B"

1. All assessments and real estate property taxes for the year 2014 and all subsequent years, which are not yet due and payable.
2. Easements or claims of easements not shown by the public records.
3. All matters contained on the Plat of Plat of Macdonald's Survey for Lots 5 and 6 and the Northwest Quarter of the Northwest Quarter of Section 5-62S-39E, and Lots 1 and 2 of Section 6-62S-39E, as recorded in Plat Book 1, page 59-T, of the Public Records of Monroe County, Florida.
4. Riparian and littoral rights are not insured.
5. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
6. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.
7. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.
8. The Coastal Construction Control Line affecting the insured land established pursuant to Section 161.052 and Section 161.053, Florida Statutes, together with the statutory restrictions and requirements imposed in connection therewith, including the disclosure and survey requirements pursuant to Section 161.57, Florida Statutes.
9. Any portion of the insured parcel lying waterward of an established Erosion Control Line.

PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section F-

Proof of Ownership- Sender
Warranty Deed

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 2,400,000.00

This Instrument Prepared by and Return to:

Jennifer G. Sanchez, Esq.
Sanchez & Ashby, P.A.
1223 White Street, Unit 104
Key West, FL 33040
(305) 293-0084

Parcel ID Number: 00555610-000000

Warranty Deed

This Indenture, Made this 29th day of May, 2015 A.D., Between
Tavernier Properties LLC, a Florida limited liability company

of the County of MONROE, State of Florida, , grantor, and
Tavernier Hotel Holdings LLC, a Florida limited liability company

whose address is: 4651 Sheridan Street, Suite 480, Hollywood, FL 33021

of the County of Broward, State of Florida, , grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10)

DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of MONROE, State of Florida to wit:

Lots 1, 2, 3, 4, 36 and 37, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (Parcel Identification No. 1681946) lying adjacent to said lots, between the Northerly and Southerly lines of Lots 1, 2, 3 and 4 of Block A, extended Easterly to the center of the alley; and the portion of the alley lying adjacent to said Lots 36 and 37 of Block A between the Northerly and Southerly lines of said Lots 36 and 37 of said Block A extended Westerly to the center of the alley.

AND

Lot 5, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (formerly Parcel Identification No. 1681954) lying adjacent to said Lot 5 of Block A, between the Northerly and Southerly lines of said Lot 5 of Block A extended Easterly to the center of the alley.

Subject to current taxes, easements and restrictions of record.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Laser Generated by e-Display Systems, Inc., 2015 (813) 763-5555 Form FLWD-2

[Handwritten signature]

Parcel ID Number: 00555610-000000

Signed, sealed and delivered in our presence:

By:

(Seal)

~~Printed~~
~~Witness~~

Printed
Witness 2

Ralph Sanchez

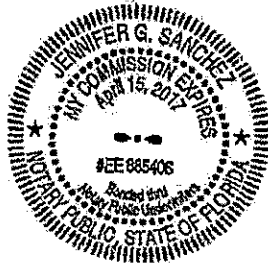
29th day

day of **May**, 2015 by

who is personally known to me or who has produced his

as identification

Printed Name: Jennifer G. Sanchez
Notary Public
My Commission Expires: 04/15/17



PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section G-

Current Property Record Card-
Receiver



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00090820-000000
 Account# 1103748
 Property ID 1103748
 Millage Group 500K
 Location 97801 OVERSEAS Hwy 1-28, KEY LARGO
 Address
 Legal 6 62 39 ISLAND OF KEY LARGO PT LOTS 8 AND 15 PB1-59 AND ADJACENT BAY
 Description BOTTOM OR112-92/93 CHANCERY 16-866 OR242-43/45 OR383-745(II DEED
 24410) OR534-866E OR757-224 OR974-843/46P/R OR1223-309 OR1346-
 1520/21PET OR1346-1533/34 OR1346-1536DC OR1353-19/20 OR1353-21/22
 OR1353-44/45C OR1765-40/41 OR1765-42/43 OR2558-800/03C/T OR2705-395/98
 (Note: Not to be used on legal documents.)
 Neighborhood 10020
 Property Class COMMERCIAL (1000)
 Subdivision
 Sec/Twp/Rng 06/62/39
 Affordable Housing No



Owner

PL OCEAN RESIDENCE HOLDINGS LLC
 4651 Sheridan St
 Ste 480
 Hollywood FL 33021

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$34,274	\$34,274	\$26,405	\$22,090
+ Market Land Value	\$1,753,806	\$1,595,479	\$1,616,052	\$1,660,976
= Just Market Value	\$1,788,080	\$1,629,753	\$1,642,457	\$1,683,066
= Total Assessed Value	\$1,788,080	\$1,629,753	\$1,642,457	\$1,683,066
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,788,080	\$1,629,753	\$1,642,457	\$1,683,066

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(0300)	157,818.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	0.30	Acreage	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
SEAWALL	1975	1976	1	2085 SF	1
FLOATING DOCK	1984	1985	1	1 UT	2
WOOD DOCKS	1984	1985	1	160 SF	2
CH LINK FENCE	1998	1999	1	500 SF	3
CONC PATIO	1971	Roll Year	1	400 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/17/2014	\$5,000,000	Warranty Deed		2705	395	12 - Unqualified	Vacant
3/2/2012	\$100	Certificate of Title		2558	800	12 - Unqualified	Vacant
2/15/2002	\$1	Warranty Deed		1765	40	M - Unqualified	Improved
5/1/1995	\$1	Warranty Deed		1353	0019	M - Unqualified	Improved

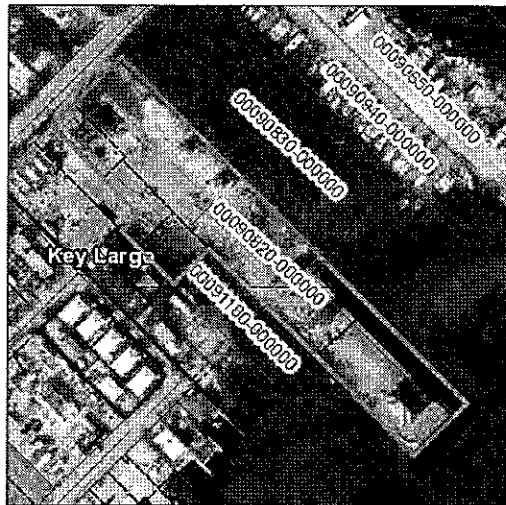
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17305103	1/24/2019		\$101,920	Commercial	643 SF COMMERCIAL POOL & DECK
16301196	8/15/2016		\$18,000	Commercial	FOR GUARDHOUSE AS ACCESSORY TO RESIDENTIAL DWELLING UNITS UNDER CONDITIONAL USE
2305192	12/19/2002	7/10/2003	\$1		DEMO/SCREEN PORCH
2304706	11/14/2002	7/10/2003	\$1		DEMOLITION OF MOBIL HOME

Photos



Map



TRIM Notice

[Trim Notice](#)

2018 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge).

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 3/19/2019, 2:12:32 AM

Version 2.2.6

Developed by


PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section H-

Current Property Record Card- Sender



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00555610-000000
 Account# 1681946
 Property ID 1681946
 Millage Group 500P
 Location 91865 OVERSEAS Hwy, TAVERNIER
 Address
 Legal
 Description BK A LTS 1-5 AND 36-37 TAVERNIER NO 2 PB2-8 KEY LARGO AND PT DISCLAIMED ALLEY (RES NO 11-1968) E6-162 OR405-1100 OR456-15/16 OR679-208 OR760-97 OR777-285 OR833-593 OR841-265 OR841-266 OR841-270D/C OR841-272 OR841-274 OR841-284 OR1044-1828 OR1010-31 OR1010-399/AFF OR1067-2306/07 OR1172-997 OR1197-1015/16 OR1229-148 OR1657-1813 OR2186-2007/2008 OR2347-1038/1043ORD OR2461-82/84 OR2745-570-71 OR2838-854(RES NO26-2017)
 (Note: Not to be used on legal documents.)
 Neighborhood 10020
 Property Class HOTEL/MOTEL (3900)
 Subdivision TAVERNIER NO 2
 Sec/Twp/Rng 34/62/38
 Affordable No
 Housing



Owner

TAVERNIER HOTEL HOLDINGS LLC
 4651 SHERIDAN ST STE 480
 HOLLYWOOD FL 33021

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$941,159	\$914,058	\$0	\$0
+ Market Misc Value	\$104,573	\$101,562	\$0	\$0
+ Market Land Value	\$1,045,732	\$1,015,620	\$1,717,769	\$1,717,769
= Just Market Value	\$2,091,464	\$2,031,240	\$1,717,769	\$1,717,769
= Total Assessed Value	\$2,078,501	\$1,889,546	\$1,717,769	\$1,717,769
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,091,464	\$2,031,240	\$1,717,769	\$1,717,769

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	2,375.00	Square Foot	25	90
(3900)	8,212.00	Square Foot	0	0
(3900)	10,665.00	Square Foot	25	90

Commercial Buildings

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 5,827
 Finished Sq Ft 5,248
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls C.B.S.
 Quality 300 (I)
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation CONC PILINGS
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0

Half Bathrooms 0
 Heating Type
 Year Built 1936
 Year Remodeled
 Effective Year Built 1990
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	96	0	0
FLA	FLOOR LIV AREA	5,248	5,248	0
OPF	OP PRCH FIN LL	224	0	0
OUF	OP PRCH FIN UL	70	0	0
PTO	PATIO	189	0	0
TOTAL		5,827	5,248	0

Style SERV SHOPS ETC / 25C
 Gross Sq Ft 1,344
 Finished Sq Ft 1,344
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 300 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1936
 Year Remodeled
 Effective Year Built 1990
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,344	1,344	0
TOTAL		1,344	1,344	0

Style RESTAURANT & CAFETR / 21C
 Gross Sq Ft 1,998
 Finished Sq Ft 1,818
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls MIN WOOD SIDING with 10% AVE WOOD SIDING
 Quality 250 ()
 Roof Type
 Roof Material
 Exterior Wall1 MIN WOOD SIDING
 Exterior Wall2 AVE WOOD SIDING
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1936
 Year Remodeled
 Effective Year Built 1990
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,818	1,818	0
OPF	OP PRCH FIN LL	108	0	0
PTO	PATIO	72	0	0
TOTAL		1,998	1,818	0

Style HOTEL/MOTEL C / 39C
 Gross Sq Ft 348
 Finished Sq Ft 348
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls AVE WOOD SIDING

Quality 250 ()
 Roof Type
 Roof Material
 Exterior Wall1 AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1936
 Year Remodeled
 Effective Year Built 1990
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	348	348	0
TOTAL		348	348	0

Style HOTEL/MOTEL D / 39D
 Gross Sq Ft 1,784
 Finished Sq Ft 1,392
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls AVE WOOD SIDING
 Quality 250 ()
 Roof Type
 Roof Material
 Exterior Wall1 AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1943
 Year Remodeled
 Effective Year Built 1990
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,392	1,392	0
OPF	OP PRCH FIN LL	216	0	0
PTO	PATIO	176	0	0
TOTAL		1,784	1,392	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1975	1976	1	16 UT	2
WALL AIR COND	1975	1976	1	6 UT	1
ASPHALT PAVING	1991	1992	1	232 SF	2
FENCES	1994	1995	1	1158 SF	2
WOOD DECK	1997	1998	1	796 SF	2
CONC PATIO	1975	1976	1	1582 SF	2
FENCES	1983	1984	1	96 SF	2
BRICK PATIO	2013	2014	1	1000 SF	2
WALL AIR COND	2013	2014	1	2 UT	1

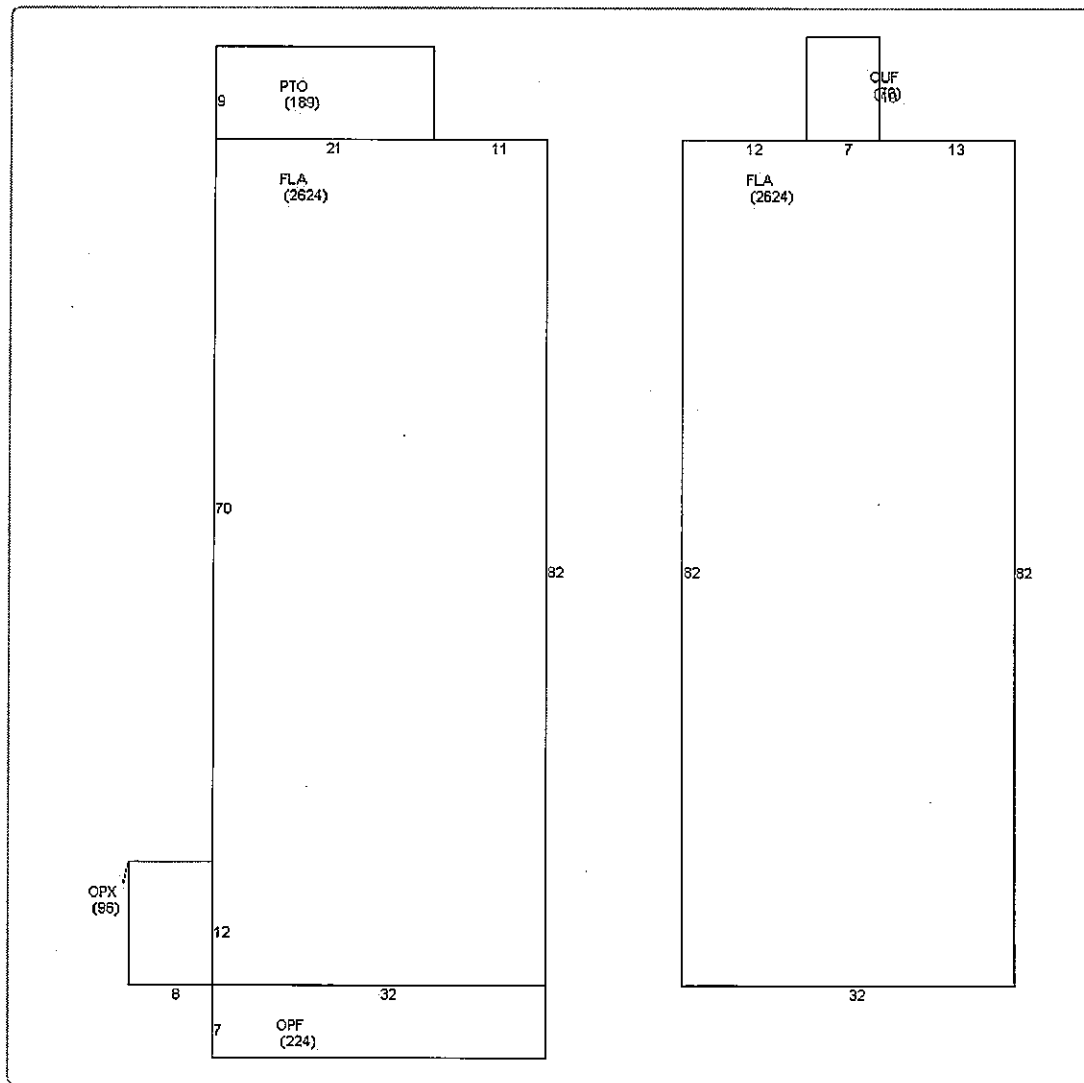
Sales

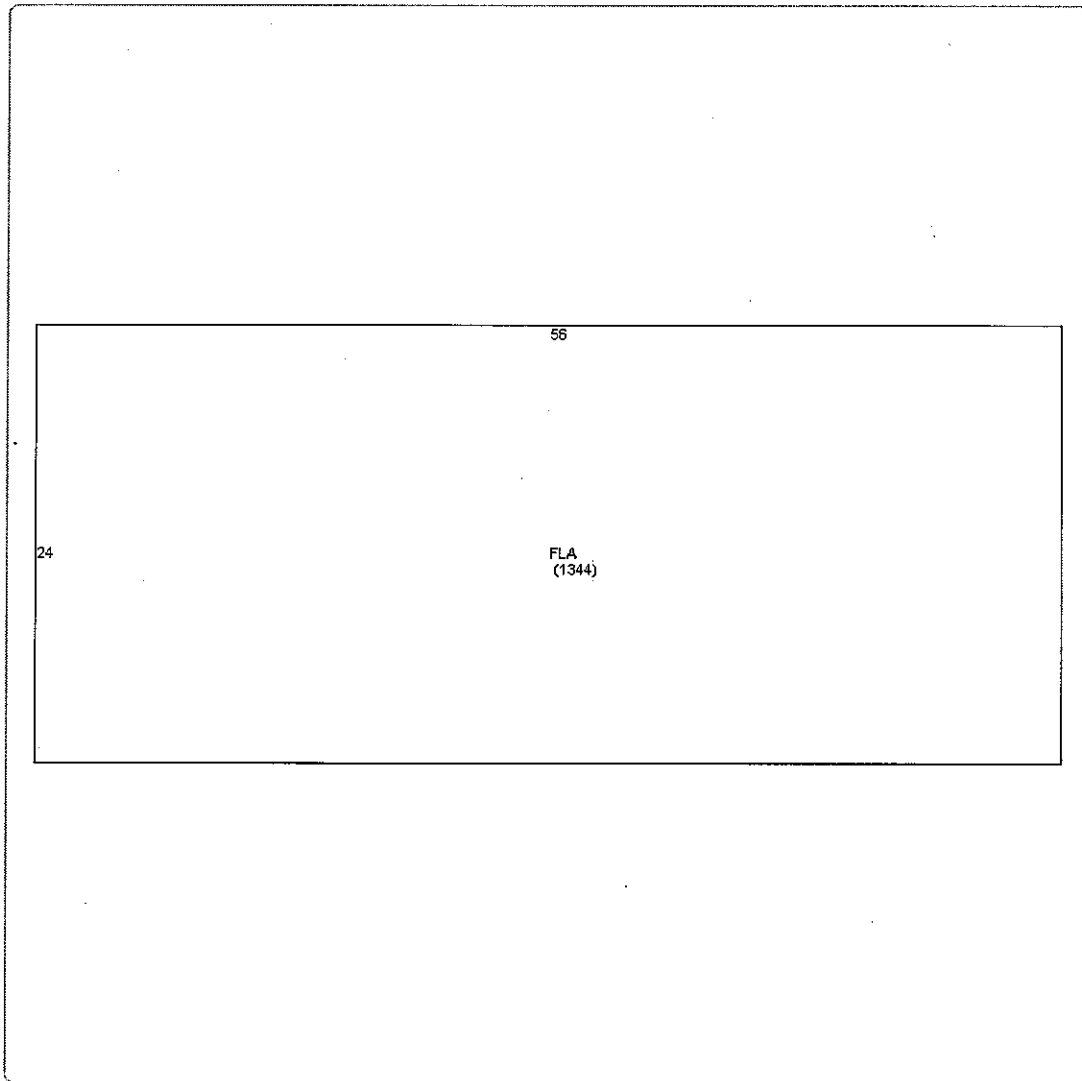
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/29/2015	\$2,400,000	Warranty Deed		2745	570	37 - Unqualified	Improved
3/25/2010	\$2,300,000	Warranty Deed		2461	82	01 - Qualified	Improved
2/3/2006	\$2,750,000	Warranty Deed		2186	2007	M - Unqualified	Improved
10/4/2000	\$1	Warranty Deed		1657	1813	M - Unqualified	Improved
12/1/1991	\$1	Warranty Deed		1197	1015	M - Unqualified	Improved
9/1/1988	\$1	Warranty Deed		1067	2306	M - Unqualified	Vacant
3/1/1988	\$1	Warranty Deed		1044	1828	M - Unqualified	Vacant

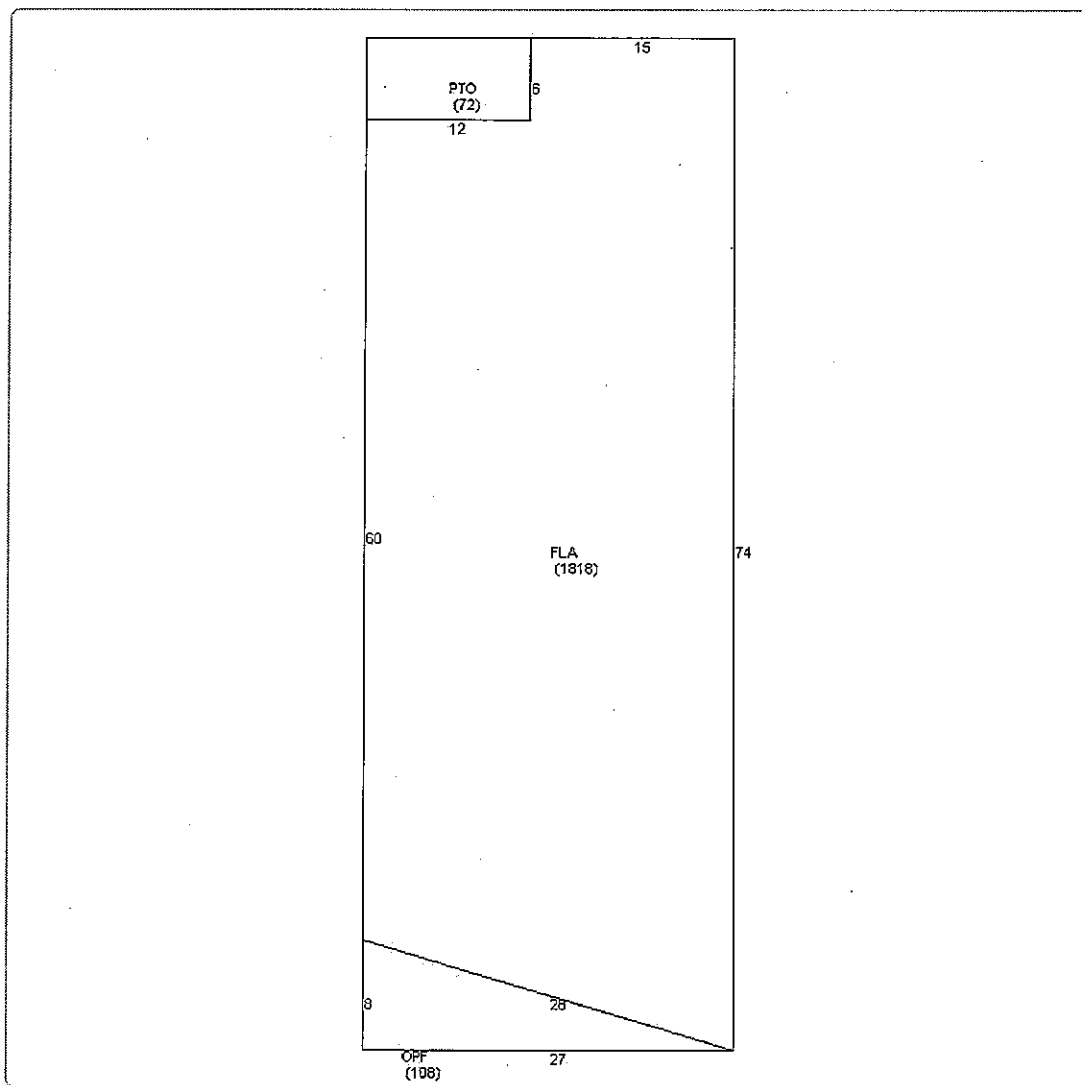
Permits

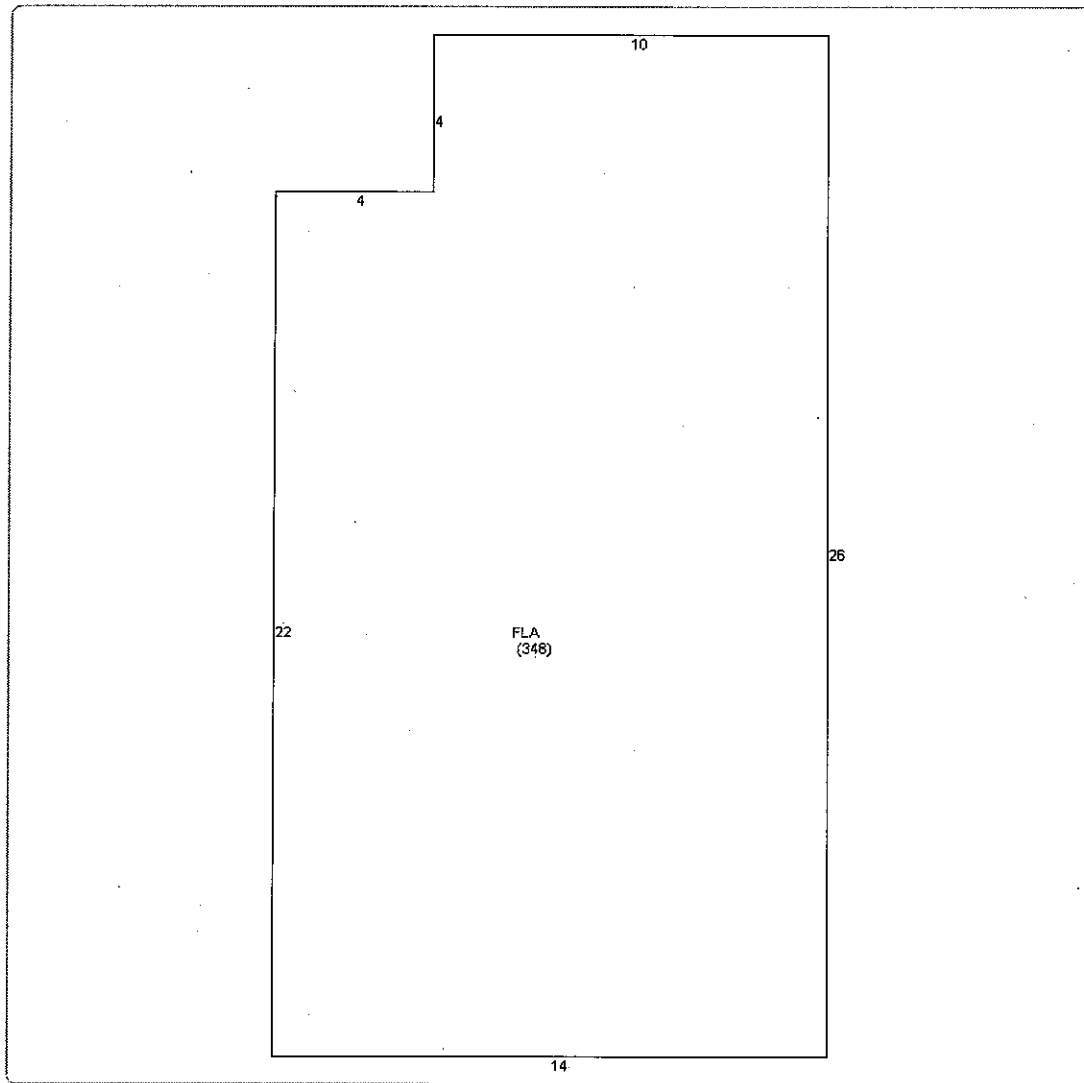
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16308605	10/17/2017		\$175,000	Commercial	MULTI-FAMILY AFFORDABLE HOUSING (6)
17301120	5/11/2017	5/17/2017	\$17,000	Commercial	INT/EXT REMODEL/REPAIR WORK INCLUDES REDUCE 18 HOTEL ROOMS TO 6 HOTEL ROOMS
12303532	1/18/2013	5/7/2013	\$13,500	Commercial	INSTALL PAVERS
07303655	9/24/2007	12/10/2007	\$1	Commercial	INTERIOR DEMOLITION
06302331	7/7/2006	1/1/2007	\$1	Commercial	ROOF (HOTEL #6)
06303255	7/7/2006	1/1/2007	\$1	Commercial	ROOF (HOTEL #4)
06303256	7/7/2006	1/1/2007	\$1	Commercial	ROOF (HOTEL #1)
06303257	7/7/2006	1/1/2007	\$1	Commercial	ROOF (HOTEL #3)
06301814	5/5/2006	1/1/2007	\$1	Commercial	INTERIOR DEMOLITION
2303978	9/5/2002	1/1/2004	\$1	Commercial	REM/REP 5 TON A/H

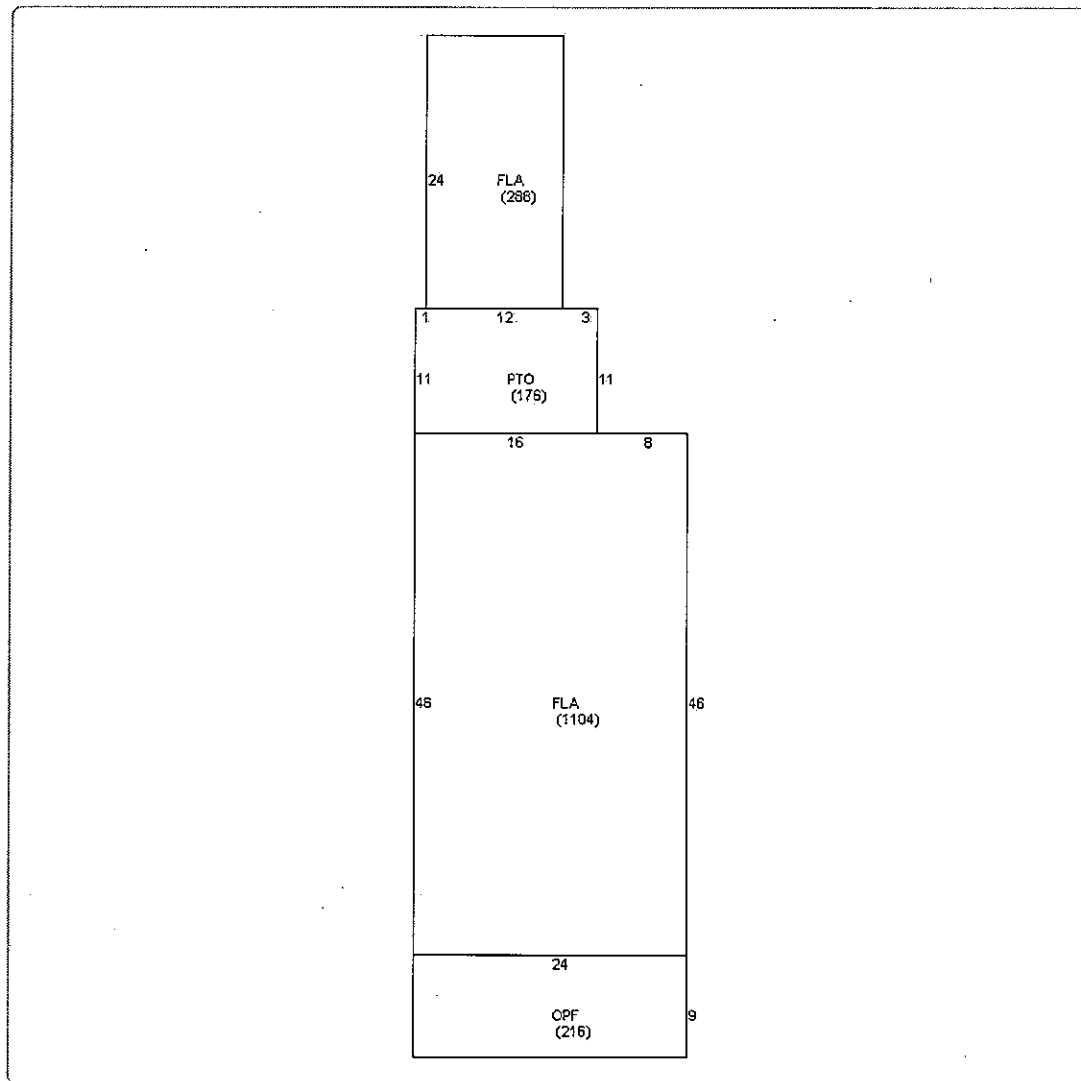
Sketches (click to enlarge)











Photos



Map



TRIM Notice

[Trim Notice](#)

2018 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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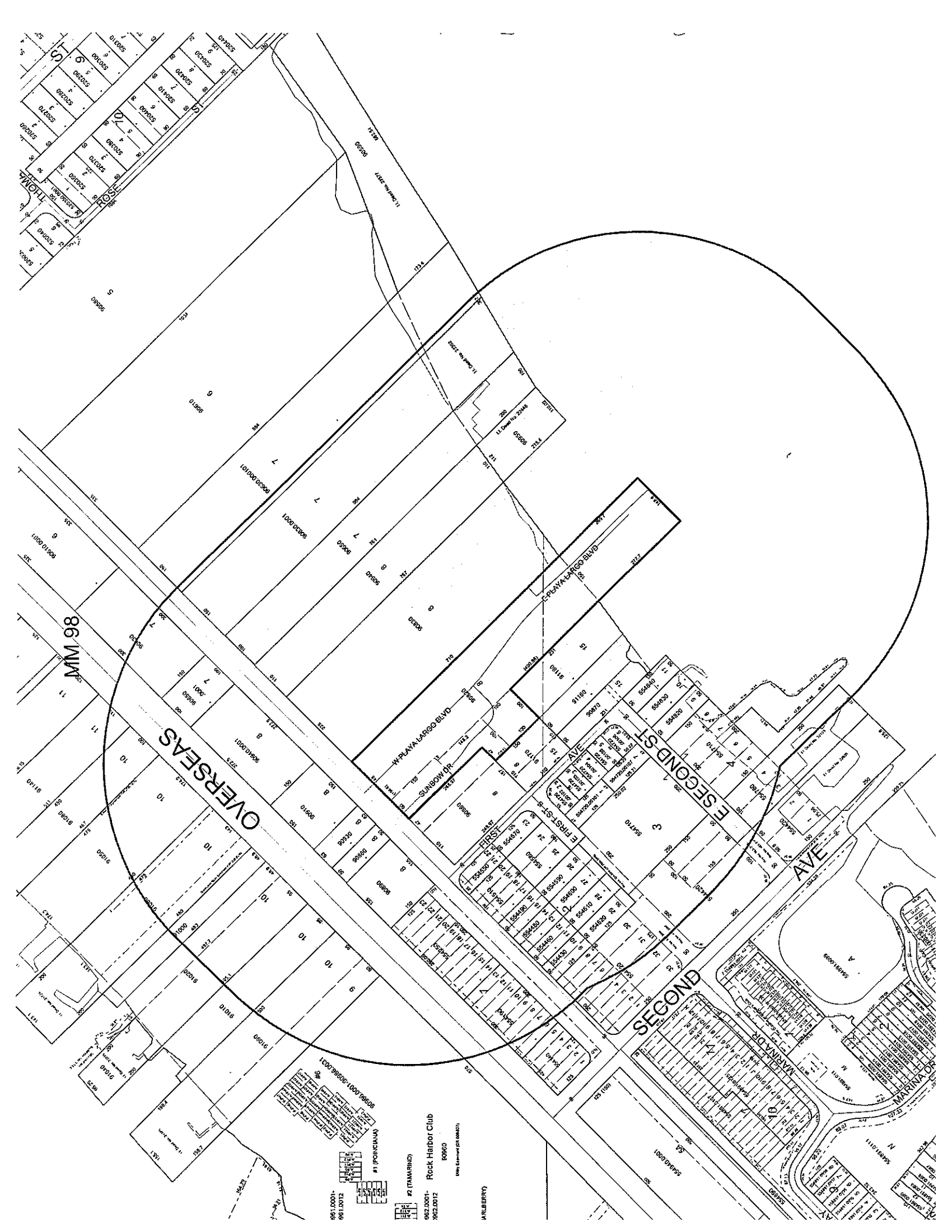
PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section I-

Location/Radius Map- Receiver



PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section J-

Radius Report- Receiver

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4
00554490-000000	97665 OSHWY LLC	PO Box 370888	Key Largo, FL 33037	
00090965-000200	ADAM RYAN A REV TR 05/13/05	600 S Atlantic Ave	Daytona Beach, FL 32118	
00554550-000000	ADAMS JAMES HARVEY	18404 SW 87th Ct	Cutler Bay, FL 33157	
00091080-000000	ADAMS LINDA	PO Box 370073	Key Largo, FL 33037	
00091170-000000	ALBURN-JOHNSON CAROL M	105 First Ave	Key Largo, FL 33037	
00091180-000000	BELL LLOYD F JR REVOCABLE TRUST OF 2011	1008 Highway 98 E	Destin, FL 32541	
00090966-002100	BENARD MARIANNE DECLARATION OF TRUST 7/10/2013	1009 Azalea Rd	Delray Beach, FL 33483	
00090966-001500	BERNAT DOLORES P TRUST AGR 4/23/1998	12832 Quail Ct	Palos Heights, IL 60463	
00090964-000100	BESADA MARCIA ESTATE	521 Majorca Ave	Coral Gables, FL 33134	
00090965-000100	BLET MARIA MAS	245 Candia Ave	Coral Gables, FL 33134	
00090964-000200	BOCA MARINA COURT LLC	634 Boca Marina Ct	Boca Raton, FL 33487	
00090961-000400	BODKER TERRIL	97652 OVERSEAS HWY APT P4	KEY LARGO, FL 33037	
00090966-000600	BOLAND KATHY B REVOCABLE TRUST 10/1/2015	97652 OVERSEAS HWY	KEY LARGO, FL 33037	
00090962-000700	BORKOWSKI CATHERINE M	5 Greenwich Ct	Shoreham, NY 11786	
00090962-000300	BROCK LISA M	14606 Jockeys Ridge Dr	Charlotte, NC 28277	
00090961-000700	BURGESS ANGELA D	15440 SW 148th Pl	Miami, FL 33187	
00554430-000000	BUSMAN-MORIARTY CLAUDIA	97625 Overseas Hwy	Key Largo, FL 33037	
00090966-000700	BVG TROPICAL HOLDINGS LLC	97652 Overseas Hwy	Key Largo, FL 33037	
00554190-000000	CAMILLE'S FOODS INC	PO BOX 371532	KEY LARGO, FL 33037	
00090870-000000	CARLTON ALLISON SIRICA H/W	218 SE 14th St	Miami, FL 33131	
00554720-001020	CASTRO DOLLY	110 First Ave	Key Largo, FL 33037	
00090962-001200	CHILDRER RONALD M	97652 Overseas Hwy	Key Largo, FL 33037	
00090966-001800	CLARK DIANA	1673 South St	New Haven, VT 05472	
00091000-000000	COCONUT BAY OF KEY LARGO INC	PO Box 372098	Key Largo, FL 33037	
00090964-000800	COPLAN JANET SUE TRUST 4/30/2014	11859 Arboretum Run Dr	Fort Myers, FL 33913	
00090964-000300	CORRADINI CAROL ANN LIV TR 06/06/2006	7744 SW 193rd St	Cutler Bay, FL 33157	
00090961-000100	CULLEN JR ROBERT F	14641 SW 67th Ave	Palmetto Bay, FL 33158	
00554720-001010	DELGADO CYNTHIA	23 E First St	Key Largo, FL 33037	
00090962-001100	DICKER CRAIG L	9000 New Delhi Pl	Dulles, VA 20189	
00090961-000600	DILLON WILLIAM	30800 S Wixom Rd	Wixom, MI 48393	
00090966-002300	ELIADES JEANNE	31 Starlight Dr	Hopewell Junction, NY 12533	
00090966-002700	ESPY ALEXANDRA BEATON	97652 Overseas Hwy	Key Largo, FL 33037	
00090963-000400	FAGGIONI CAROLYN I	2073 Hendricks Ave	Belmore, NY 11710	
00090962-000800	FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH 7/27/1998	C/O BRUMBAUGH JOHN M TRUSTEE	6479 Sunset Dr	
00090963-001200	FIRST MIDWEST TRUST COMPANY	C/O FIRST MIDWEST BANK TRUST DIVISION	PO Box 990	
00554250-000000	FIRST STATE BANK OF THE FLORIDA KEYS	C/O ACCOUNT PAYABLE	3406 N Roosevelt Blvd	
00090961-000500	FOX AMY M H/W	97652 Overseas Hwy	Key Largo, FL 33037	
00090966-002200	FRANZ P AND L FAMILY TR 1/12/1990	C/O FRANZ LANE	97652 Overseas Hwy Apt HH45	
00090963-000600	GAC MARIA U	573 Sheridan Rd	Glencoe, IL 60022	
00090961-000300	GARCIA AVELINO	8401 SW 84th Ter	Miami, FL 33143	
00090961-000800	GIBAT KENNETH A	1157 Wheaton Dr	Bethlehem, PA 18017	
00090963-000500	GOLDSTEIN AMBER E	97652 Overseas Hwy	Key Largo, FL 33037	

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4
00091160-000000	GUENTHER DEBRA L	110 Pueblo St	Tavernier, FL 33070	
00090962-000600	HAAS DENNIS	97652 Overseas Hwy	Key Largo, FL 33037	
00090630-000100	HAGA INSTITUTE FOR ADV LEADERSHIP TRAINING INC	4725 Peachtree Corners Cir	Peachtree Corners, GA 30092	
00090961-001000	HALEY JAMES A TRUST	11034 SW 37th	Davie, FL 33328	
00090930-000000	HARMONY HEALING CENTER INC	97840 Overseas Hwy	Key Largo, FL 33037	
00090963-001000	HARRIS MARGARET M	424 Spruce Ave	West Islip, NY 11795	
00054830-000000	HART LAUREN	2811 KIRK ST	MIAMI, FL 33133	
00090966-002000	HAYNIE J NEIL	800 Cypress Way	Boca Raton, FL 33486	
00090963-001100	HEELY CATHERINE G	9 Nocturne Rd	Monroe Township, NJ 08831	
00090962-000900	HEINER DONNA E	97652 Overseas Hwy	Key Largo, FL 33037	
00090966-002600	HEINRICH LAURA J REVOCABLE TRUST 9/6/2012	97652 Overseas Hwy	Key Largo, FL 33037	
00090964-000600	HEISEL JOAN E	2144 Pennington Rd	Ewing, NJ 08638	
00054720-001070	HERNANDEZ MAYE	31 E 2nd St	Key Largo, FL 33037	
00054720-001040	HERNANDEZ-CASTRO NOYDE	114 First Ave	Key Largo, FL 33037	
00090964-001100	HILLEND DAVID REVOCABLE TRUST 6/3/2016	97652 Overseas Hwy	Key Largo, FL 33037	
00090966-001900	HOLTON JENNIFER A	296 Washington Ave	Memphis, TN 38103	
00090965-000700	KALATZIS DIMITRIOS	97652 Overseas Hwy	Key Largo, FL 33037	
00090962-000200	KANG JENRANG	42 Onelda Ave	Oakland, NJ 07436	
00090966-000200	KARP LISA	97652 OVERSEAS HWY	Key Largo, FL 33037	
00090963-000200	KATZMAN HOWARD E	7255 SW 140th Ter	Palmetto Bay, FL 33158	
00090965-000500	KERCKAERT MICHAEL	5825 Hempstead Rd	Oxford, MI 48371	
00054420-000000	KEY MARINA DEVELOPMENT LLC	52 Riley Rd	Kissimmee, FL 34747	
00090910-000000	KEYS 90 LLC	2420 Brickell Ave	Miami, FL 33129	
00090964-001200	KLASFELD ILENE	1908 NW 4th Ave	Boca Raton, FL 33432	
00090965-000600	KUM/PENNAAR BRAM	296 CLAUDE AVE	DORVAL, QUEBEC H95 3B2	
00091060-000000	KONA KAI RESORT MANAGEMENT GROUP LLC	8600 NW 41st St	Doral, FL 33166	
00090962-000400	KOSHNER ERICK	11342 Saint Paul St	Saint Louis, MO 63141	
00090963-000100	KRAUSE FRANCES	2637 NW 23rd Way	Boca Raton, FL 33431	
00090966-002500	KROHN JR JOHN RAMON	61 Bittern Dr	Gettysburg, PA 17325	
00054820-000000	LAMB WILLIAM R AND CHERYL L	34 E 2ND ST	KEY LARGO, FL 33037	
00090630-000000	LANDCO LLC	97 W Okeechobee Rd	Hialeah, FL 33010	
00054580-000000	LANDRY BONNIE LAVONNE	24 E First St	Key Largo, FL 33037	
00090966-000800	LARSEN EKATERINA	C/O AVROROW	1370 S OCEAN BLVD APT 706	
00090965-000400	LESPERANCE USA V	1351 NW 16th St	Miami, FL 33125	
00090966-001100	LEVY BARUCH	2708 Oakmont Ct	Weston, FL 33332	
00090963-000300	LISOR CLEM F	1840 Biscayne Dr	Orlando, FL 32804	
00090965-000900	LOPEZ-RUIZ REBECCA	97652 Overseas Hwy	Key Largo, FL 33037	
00090966-001200	MAIOY CHRISTOPHER O	1148 Sheltered Brook Dr	Huron, OH 44839	
00054840-000000	MARLEY SPAREY LLC	355 W LAKEVIEW Ct	OCONOMOWOC, WI 53066	
00090965-001000	MATJESKI CAROL STOLL	97652 Overseas Hwy	Key Largo, FL 33037	
00090961-001100	MAYER ANN E FINN	3 Swan Ter	Greenland, NH 03840	
00090964-000500	MCCASKEY EVERETT A	117 Alohalia Pl	Kailua, HI 96734	

Pompano Beach, FL 33062

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4
00090966-003000	MCGEE LAWRENCE U	5110 Palmerston Ln	Winston Salem, NC 27104	
00090965-001100	MERRELL CHERYL ANN	97652 Overseas Hwy	Key Largo, FL 33037	
00554720-001050	MEYERS PATRICK JEFFREY	116 First Ave	Key Largo, FL 33037	
00090966-002400	MILANDER MARY LOU	97652 Overseas Hwy	Key Largo, FL 33037	
00090964-000900	MLM COASTAL LLC	97652 Overseas Hwy	Key Largo, FL 33037	
00090966-001000	MOFFITT GREGORY P	29453 Cedar Neck Rd	Key Largo, FL 33037	
00090830-000000	MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY	1200 Truman Ave	Ocean View, DE 19970	
00554760-000000	MY FAMILY TRUST 12/4/2012	C/O STOIA SAMUEL C TRUSTEE	Key West, FL 33040	
00554510-000000	NATIONWIDE 97671 LLC	97671 Overseas Hwy	PO BOX 370888	Key Largo, FL 33037
00091090-000000	NHC-FL 134 LLC	27777 Franklin Rd	Key Largo, FL 33037	
00090966-000100	OCHBERG LYNN	4383 Maumee Dr	Southfield, MI 48034	
00090966-003100	OKUN THEODORE	97652 Overseas Hwy	Okemos, MI 48864	
00090880-000000	PDI DEVELOPMENTS LLC	PO Box 372492	Key Largo, FL 33037	
00090820-000000	PL OCEAN RESIDENCE HOLDINGS LLC	4651 Sheridan St	Hollywood, FL 33021	
00090860-000000	PIOR M F HOLDING LLC	4651 Sheridan St	Hollywood, FL 33021	
00090966-001300	PRETE GAYLE H/W	165 N Canal St	Chicago, IL 60606	
00090965-000800	RAHAIM ANDREW D	63 Ball Farm Way	Wilmington, DE 19808	
00091140-000000	ROEBLING SUSAN REV TRUST 11/10/2004	PO Box 1167	Tavernier, FL 33070	
00090962-000100	RWB46 ENTERPRISES LP	3831 SW 56th St	Fort Lauderdale, FL 33312	
00090965-000300	SANTANA RAMON R	PO Box 901368	Homestead, FL 33090	
00090963-000900	SCULL PROPERTIES LLC	C/O SCULL DAVID	7960 OLD GEORGETOWN RD STE 8C	Bethesda, MD 20814
00091010-000000	SEAFARER RESORT AND BEACH LLC	97684 Overseas Hwy	Key Largo, FL 33037	
00091020-000000	SEE THE SEA OF KEY LARGO INC	PO Box 372098	Key Largo, FL 33037	
00090961-000800	SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/1996	200 Wyndemere Cir	Wheaton, IL 60187	
00090961-000900	SHUCK USA L	7485 Cady Rd	North Royalton, OH 44133	
00090966-000500	SHUGG ELIZABETH A	97652 Overseas Hwy	Key Largo, FL 33037	
00090961-000200	SIMPSON JOHN	541 FOREST GATE CRCS	WATERLOO, ONTARIO N2V 2X3	
00090964-001000	SMILEY DORIS L	13525 SW 98th Ct	Miami, FL 33176	
00090962-000500	SMITH BRIAN R T	97652 Overseas Hwy	Key Largo, FL 33037	
00554570-000000	SMITH MICHAEL J AND DONNA	515 CARIBBEAN BLVD	KEY LARGO, FL 33037	
00091050-000000	SOMADDA INC	PO Box 370073	Key Largo, FL 33037	
00090963-000700	SOMOGYI MARILYN B	42 W College Ave	Yardley, PA 19067	
00090966-000400	SPRINKLE JR GEORGE C	17205 SW 256th St	Homestead, FL 33031	
00090966-002800	STELRI LLC	C/O LEROY	3532 E Higgins Dr	Mount Pleasant, SC 29466
00090940-000100	STOKY & STOKY LLC	103900 B Overseas Hwy	Key Largo, FL 33037	
00090966-002900	STONE THOMAS J TRUST 7/21/2000	PO Box 372880	Key Largo, FL 33037	
00554720-001060	STUBBLEFIELD JOSEPH	118 First Ave	Key Largo, FL 33037	
00090966-000300	TIELEN GISELA B	97652 Overseas Hwy	Key Largo, FL 33037	
00090630-000101	TIFF	C/O DEF	3900 COMMONWEALTH BLVD MAIL STATION 115	TALLAHASSEE, FL 32399
00090965-001200	TILTON JACQUELYN C	97652 Overseas Hwy	Key Largo, FL 33037	
00090964-000700	TUCKER CHARLENE A	401 Clover Mill Rd	Exton, PA 19341	
00090890-000000	UPPER KEYS MARINE CONSTRUCTION INC	PO Box 372790	Key Largo, FL 33037	

SPON LISTING FOR
Receiver Site 00090820-000000

3/14/2019

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4
00054480-000000	VALDES CARLOS AND ELOINA	97675 OVERSEAS HWY	KEY LARGO, FL 33037	
00090966-000900	VALERIUS LYNN C	9200 SW 85th St	Miami, FL 33173	
00054720-001030	VASQUEZ KARLA	112 First Ave	Key Largo, FL 33037	
00090966-001600	VEIL MARK	107 Woodsmuir Ct	Palm Beach Gardens, FL 33418	
00090966-001400	WALSH FRANK B JR REVOCABLE TRUST 11/30/1996	97652 Overseas Hwy	Key Largo, FL 33037	
00090961-001200	WALTZMAN STUART REVOCABLE TRUST 12/4/1998	333 E 30th St	New York, NY 10016	
00090962-001000	WESTER DAVID A	4244 Chase Ave	Miami Beach, FL 33140	
TOTAL = 133 X \$3.00 = \$399.99				

PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section K-

Location/Radius Map- Sender



PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section L-

Radius Report- Sender

SPON LIST FOR
Sender Site 00555610-000000

Parcelld	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4
00555850-000000	132 TAVERN LLC	PO BOX 539	TAVERNIER, FL 33070	
00555270-000000	248 TARPON PROPERTY LLC	PO Box 653155	Miami, FL 33265	
00089970-000000	91941 TAVERNIER LLC	C/O IAN MOUNT	10 Great Oak Dr	Short Hills, NJ 07078
00090010-000000	ALBURY DOROTHY ALBERTA	PO Box 86	Tavernier, FL 33070	
00556020-000000	ATLANTIC CIRCLE LLC	256 BOUGAINVILLEA ST	TAVERNIER, FL 33070	
00556100-000000	BAIRD KAREN L	150 Atlantic Circle Dr	Tavernier, FL 33070	
00556030-000000	BARBER MORGAN MARIE	186 Atlantic Circle Dr	Tavernier, FL 33070	
00555890-000000	BARNES ALLISON GRACE	120 Tavern Dr	Tavernier, FL 33070	
00478550-000000	BAUER SALLY ELAINE DEC TR 9/16/2009	75995 OVERSEAS HWY	ISLAMORADA, FL 33036	
00555830-000000	BECHERT KEVIN AND RANEE	2141 SW 28TH WAY	FORT LAUDERDALE, FL 33312	
00555330-000000	BEDELL KRISTY	143 Ocean View Dr	Tavernier, FL 33070	
00556290-000000	BEDFORD EVAN	191 Atlantic Circle Dr	Tavernier, FL 33070	
00556330-000000	BELL JEAN M	16100 SW 77th Ave	Palmetto Bay, FL 33157	
00479390-000000	BERGREN ROBERT ANDREW	157 Florida Ave	Tavernier, FL 33070	
00556060-000000	BIGGER CHARLES H	10 Bonetfish Ave	Key Largo, FL 33037	
00555910-000000	BLACKWOOD ROBERT H AND TAMMY R	1331 N TROPICAL TRL	MERRITT ISLAND, FL 32953	
00555810-000000	BOERNER DOUGLAS A	PO BOX 233	TAVERNIER, FL 33070	
00479020-000000	BUDMAN ERIK D	154 Georgia Ave	Tavernier, FL 33070	
00556270-000000	CHAMBERS JAMES SEAN	195 Atlantic Circle Dr	Tavernier, FL 33070	
00478490-000000	CHASTEEN THOMAS C AND DALE LYNN	91900 OVERSEAS HWY	TAVERNIER, FL 33070	
00555350-000000	COOKE CHERYL D	973 Henscratch Rd	Lake Placid, FL 33852	
00556190-000000	COOKE COMMUNICATIONS LLC	701 Simonton St	Key West, FL 33040	
00478840-000100	CORKERY LLC	PO BOX 1170	TAVERNIER, FL 33070	
00556160-000000	CRAMER SHELLI M	165 Atlantic Circle Dr	Tavernier, FL 33070	
00555950-000000	DANGEL BRIDGET	129 Royal Ln	Islamorada, FL 33036	
00479440-000000	DENNIS JAY R	168 Hood Ave	Tavernier, FL 33070	
00090200-000000	DOT/ST OF FL	(STATE ROAD DEPARTMENT)	TALLAHASSEE, FL 32399	
00089990-000000	DOT/ST OF FL	3900 Commonwealth Blvd	Tallahassee, FL 32399	
00478680-000000	FLORIDA KEYS MASONIC LODGE NO 336 F&M	BOX 735	TAVERNIER, FL 33070	
00478300-000000	G AND W 2009 INVESTMENT LLC	8 N Bounty Ln	Key Largo, FL 33037	
00555640-000000	GALLAGHER THOMAS F AND GAE	PO BOX 743	TAVERNIER, FL 33070	
00479450-000000	GANGANATH FRANK	160 Hood Ave	Tavernier, FL 33070	
00555990-000000	GARGANO LYNDA E	PO Box 1113	Tavernier, FL 33070	
00479430-000000	GILLEN CAROL	35396 Bayshore Ln	Millsboro, DE 19966	
00478820-000000	GLADE CLIFFORD M	165 Georgia Ave	Tavernier, FL 33070	
00478840-000000	GLADE CLIFFORD M AND DIANE T	165 GEORGIA AVE	TAVERNIER, FL 33070	
00479010-000000	GOLF STREAM STORAGE LLC	90575 Old Hwy	Tavernier, FL 33070	
00478800-000000	GORDON THEODORE W AND GAIL W	PO BOX 439	TAVERNIER, FL 33070	
00556140-000100	HEWITT PEGGY A REVOCABLE LIVING TRUST 09/21/2018	C/O HEWITT MARK D AND PEGGY A TRUSTEES	14818 E Fish Hook DR	Park Rapids, MN 56470
00556300-000000	HOFFMAN BARRY ROLAND LIVING TRUST	187 Atlantic Circle Dr	Tavernier, FL 33070	
00556070-000000	HOKE TYLER ROBERT	166 Atlantic Circle Dr	Tavernier, FL 33070	
00555660-000000	J & K INC	PO BOX 554	TAVERNIER, FL 33070	
00090000-000000	JAS20 LLC	C/O MOUNT IAN	10 GREAT OAK DR	Short Hills, NJ 07078
00478950-000000	JOHN R MCKENZIE JOBBER INC	PO BOX 640	TAVERNIER, FL 33070	
00556310-000000	JORGENSEN ERIC	183 Atlantic Circle Dr	Tavernier, FL 33070	
00555940-000000	KLEIN SHARI	140 ATLANTIC CIRCLE DR	TAVERNIER, FL 33070	
00556140-000000	KRUSZELNICKI CHRIS	155 Atlantic Circle Dr	Tavernier, FL 33070	
00479380-000000	LESTER DAVID R	106 Gardenia Ave	Tavernier, FL 33070	

Parcelld	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4
00479340-000000	LOEB JR BERNARD W	310 Tavernier St	Tavernier, FL 33070	
00479370-000000	LOWE DOROTHY JEAN ESTATE	C/O JERRY O LOWE P/R	PO Box 455	Tavernier, FL 33070
00090180-000000	LOWE HOUSE CORPORATION	91770 Overseas Hwy	Tavernier, FL 33070	
00478750-000000	MATTHEWS LORI A AND TIM	160 FLORIDA AVE	TAVERNIER, FL 33070	
00555340-000000	MCLOCHLIN SHANNON FAMILY TRUST 2/16/2018	139 Ocean View Dr	Tavernier, FL 33070	
00090170-000000	MITCHELL DIANE	PO Box 370845	Key Largo, FL 33037	
00478971-000000	MONROE COUNTY	500 WHITEHEAD STREET	KEY WEST, FL 33040	
00556375-000000	MONROE COUNTY FLORIDA	310 FLEMING STREET	KEY WEST, FL 33040	
00089980-000000	MOUNT RONALD J	C/O MOUNT JAN	10 Great Oak Dr	Short Hills, NJ 07078
00090160-000100	MULL AND ASSOCIATES LLC	91760 Overseas Hwy	Tavernier, FL 33070	
00555840-000000	OHARA JUDY	136 Tavern Dr	Tavernier, FL 33070	
00478720-000000	PANSE JOSEPH J D/B/A JOE'S BOAT WORKS	246 S COCONUT PALM BLVD	TAVERNIER, FL 33070	
00090190-000000	PASCALE SCHLEGEL LLC	88005 Overseas Hwy	Islamorada, FL 33036	
00556080-000000	PEACE GEORGE W TRUST AGREEMENT 5/27/2008	10400 SW 53RD ST	COOPER CITY, FL 33328	
00090060-000000	RAVELO JUAN R	143 Atlantic Circle Dr	Tavernier, FL 33070	
00555880-000000	RAY SCOTT EDMONDS	124 Tavern Dr	Tavernier, FL 33070	
00556170-000000	REBOREDO ALEJANDRINA	2831 SW 128th Ave	Miami, FL 33175	
00556120-000000	ROSE GLEN A	149 Atlantic Circle Dr	Tavernier, FL 33070	
00555760-000000	SCOTT GEORGE AND LOUISE	420 S COCONUT PALM BLVD	TAVERNIER, FL 33070	
00555250-000000	SHARMAN LESLIE	256 TARPON ST	TAVERNIER, FL 33070	
00556180-000000	SHORCITOS HOLDINGS LLC	PO Box 782	Tavernier, FL 33070	
00555860-000000	STORM CHRISTA KAY	128 Tavern Dr	Tavernier, FL 33070	
00478410-000000	SUNSHINE GASOLINE DISTRIBUTORS INC	1650 NW 87TH AVE	DORAL, FL 33172	
00555610-000000	TAVERNIER HOTEL HOLDINGS LLC	4651 SHERIDAN ST STE 480	HOLLYWOOD, FL 33021	
00479330-000000	TAVERNIER PROFESSIONAL OFFICES LLC	91750 Overseas Hwy	Tavernier, FL 33070	
00555320-000000	THOMAS STEPHEN	147 Ocean View Dr	Tavernier, FL 33070	
00556360-000000	THITF	C/O DEP	3900 COMMONWEALTH BLVD MAIL STATION 115	TALLAHASSEE, FL 32399
00556050-000000	WALL NANCY N H/W	1208 Cactus St	Key Largo, FL 33037	
00555310-000000	WEINBAUM NATHAN	151 OCEAN VIEW DR	TAVERNIER, FL 33070	
00479290-000000	YAYOU LLC	400 S Coconut Palm Blvd	Tavernier, FL 33070	
00555260-000000	YOUNG-HOROWITZ JULIE	252 Tarpon St	Tavernier, FL 33070	
TOTAL = 79 X \$3.00 = \$237.00				

PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

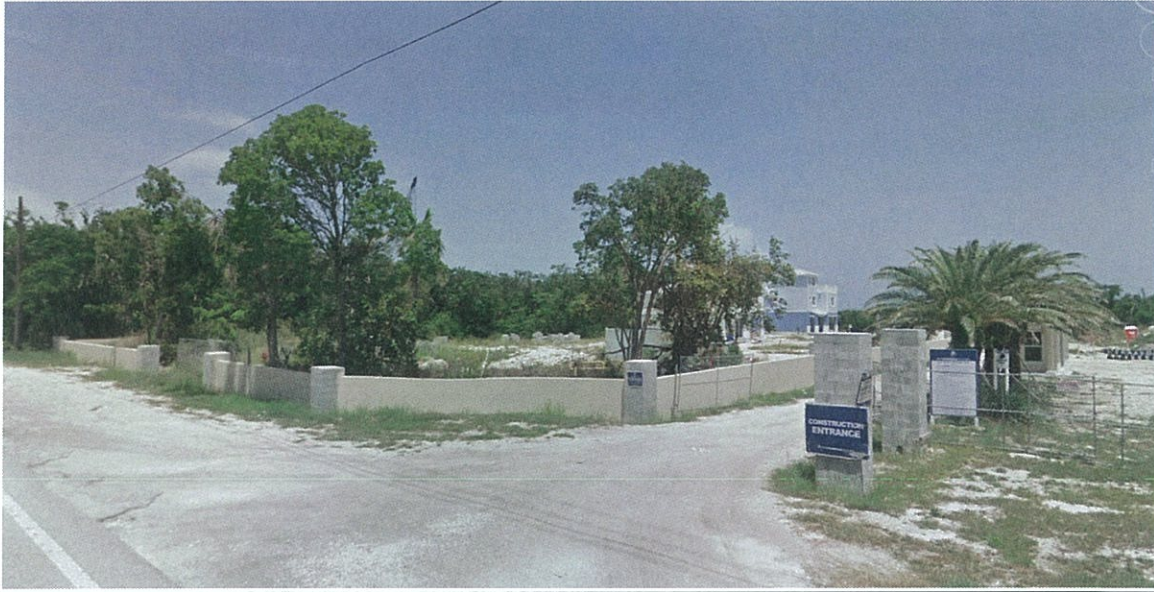
Section M-

Photographs of Receiver Site from
Overseas Highway

PMG Asset Services, LLC

PHOTOGRAPHS OF RECEIVER SITE (PL OCEAN RESIDENCES)

Receiver Site View from Overseas Hwy



PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section N-

Photographs of Sender Site from
Overseas Highway

PMG Asset Services, LLC

PHOTOGRAPHS OF SENDER SITE (TAVERNIER INN)

Sender Site View from Overseas Hwy



Photographs of Adjacent Buildings

Adjacent to the south



PMG Asset Services, LLC

Adjacent to the North



PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section O-

Notarized Agent Authorization-
Receiver

PL Ocean Residence Holdings, LLC

April 3, 2019

Emily Schemper, AICP
Sr. Director
Planning & Environmental Resources Department
Monroe County, Florida
2798 Overseas Highway, Suite 400, Marathon, FL. 33050

RE: PL Ocean Residence- TRE (1 unit)- Transfer from Tavernier Hotel to PL Ocean Residence
Receiver Site Agent's Authorization- PL Ocean Residence Holdings, LLC
Receiver Site Info- Folio Number: 00090820-000000
Address: 97801 Overseas Highway 1-28, Key Largo, FL 33037

Dear Emily Schemper,

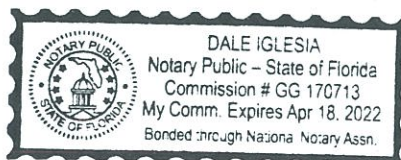
PL Ocean Residence Holdings, LLC, as receiver site, consents to Jorge Cepero, acting as it's agent for any public hearing or administrative process related to the transfer of 1 ROGO unit to PL Ocean Residences, at 97801 Overseas Highway 1-28, Key Largo, FL 33037.

PL Ocean Residence Holdings, LLC
By: PHG at PL Ocean Residence, LLC, its Manager
By: Prime Hospitality Group III, LLC, its Manager
By: PMG Asset Services, LLC, its Manager

By: Larry M. Abbo
Title: Manager

STATE OF FLORIDA
COUNTY OF BLOOMING

The foregoing instrument was acknowledged before me by LARRY ABBO of PMG Asset Services, LLC on this 3rd day of April, 2019 who is PERSONALLY KNOWN to me or who produced _____ as identification.



Notary Public, State of Florida

Print Name: DALE IGLESIA

Commission Expires: APRIL 18/2022

PL Ocean Residences

97801 Overseas Hwy 1-28, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section P-

Notarized Agent Authorization- Sender

Tavernier Hotel Holdings, LLC

April 3, 2019

Emily Schemper, AICP
Sr. Director
Planning & Environmental Resources Department
Monroe County, Florida
2798 Overseas Highway, Suite 400, Marathon, FL, 33050

RE: PL Ocean Res- TRE (1 Unit) - Transfer from Tavernier Hotel to PL Ocean Residence
Sender Site Agent's Authorization- Tavernier Hotel
Sender Site Info- Folio Number: 00555610.000000
Address: 91865 US Highway 1, Tavernier, FL 33070

Dear Emily,

Tavernier Hotel Holdings, LLC, as sender site, consents to Jorge Cepero, acting as it's agent for any public hearing or administrative process related to the transfer of 1 ROGO unit to PL Ocean Residence, at 97801 Overseas Highway 1-28, Key Largo, FL 33037.

Tavernier Hotel Holdings, LLC

By: PHG at Tavernier, LLC, its Manager

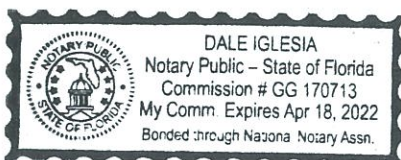
By: Prime Hospitality Group III, LLC, its Manager

By: PMG Asset Services, LLC, its Manager

By: Larry M. Abbo
Title: Manager

STATE OF FLORIDA
COUNTY OF BLOWARD

The foregoing instrument was acknowledged before me by LARRY ABBO of PMG Asset Services, LLC on this 3rd day of April, 2019 who is PERSONALLY KNOWN to me or who produced _____ as identification.



Notary Public, State of Florida

Print Name: DALE IGLESIA

Commission Expires: APRIL 18, 2022

TAVERNIER HOTEL
91865 OVERSEAS HWY, KEY LARGO, FLORIDA 33070

BY WILLIAM HERRYMAN
Professional Land Surveyor
Certificate No. 2804
STATE OF FLORIDA

1502725

ALD - 9

LD-9

05-28-2015

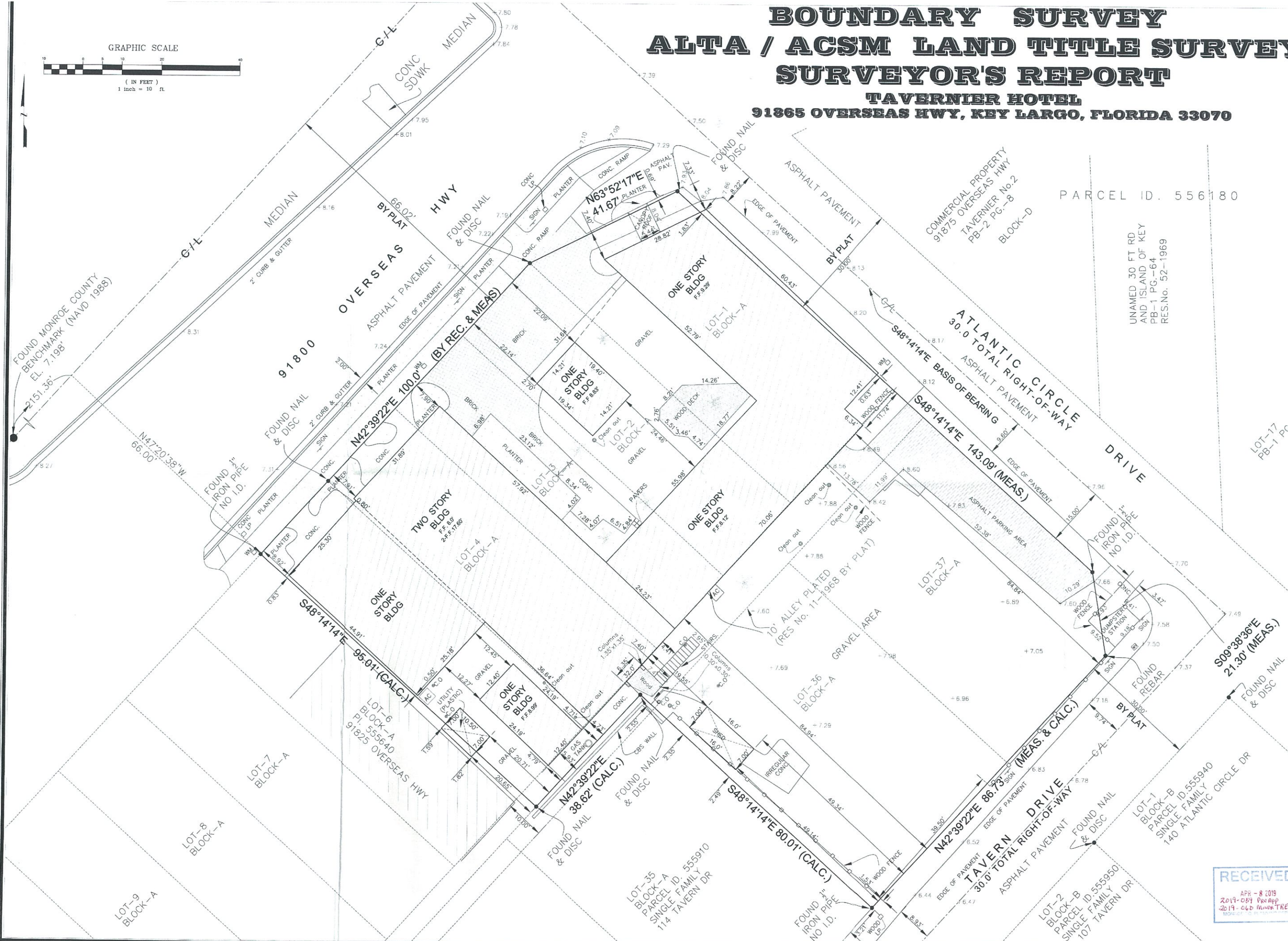
AS SHOWN

LDD

W-H

UPDATED:
-01-2016

2-OF-2

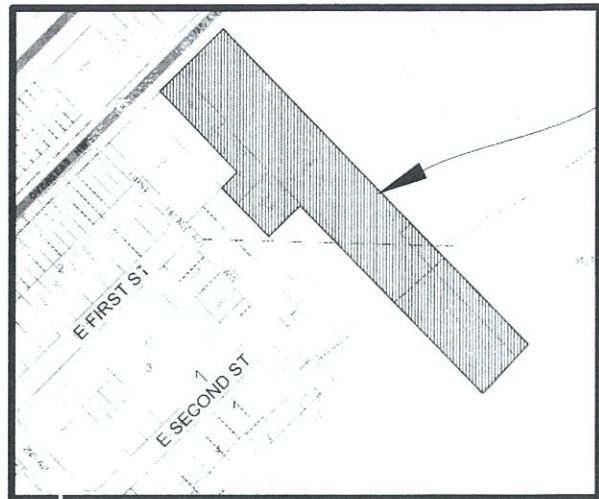




VICINITY MAP

NOT TO SCALE
SEC 6 - TWP 62S - RGE 39E

SUBJECT
PROPERTY



SYMBOL LEGEND



ABBREVIATIONS

AVE = AVENUE
ASPH = ASPHALT
AW = ANCHORED WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B COR = BLOCK CORNER
CAL = CALCULATED
CB = CATCH BASIN
CHD = CHORD
CLF = CHAIN LINK FENCE
CONC = CONCRETE
COL = COLUMN
CMP = COMPUTED
CUP = CONCRETE UTILITY POLE
CLP = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
CME = CANAL MAINTENANCE EASEMENT
D = DELTA
D/V = DRIVEWAY
DME = DRAINAGE & MAINTENANCE EASEMENT
EAS = EASEMENT
ENC = ENCROACHMENT
ETP = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
FH = FIRE HYDRANT
FIP = FOUND IRON PIPE
FF = FINISH FLOOR
F.H. = FOUND BRILL HOLE
F.B. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
L/F = IRON FENCE
L/F = LENGTH
L.F.E. = LOWEST FLOOR ELEVATION
LP = LIGHT POLE
MEAS = MEASURED
MH = MAN HOLE
M/L = MONUMENT LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM



NOTES:

ACCURACY:

THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17), IS COMMERCIAL/HIGH RISK, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSE TRAVERSE GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

UNLESS INDICATED TO THE CONTRARY, THE MEASURED DISTANCES AND DIRECTIONS SHOWN ON THIS BOUNDARY SURVEY ARE THE SAME AS THE RECORDED PLAT AND ATTACHED LEGAL DESCRIPTION.

APPARENT PHYSICAL USE:

THE PROPERTY DESCRIBED IN THIS BOUNDARY SURVEY SHOWS ONE AREA OF INGRESS-EGRESS, ALONG THE NORTHEASTERLY PROPERTY LINE ALSO KNOWN SOUTHEASTERLY RIGHT OF WAY LINE OF OLD STATE ROAD 4A (OVERSEAS HWY) MONROE, MIAMI-DADE COUNTY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE "ALTA/NSPS TITLE SURVEY" SHOWN HEREIN IS TO UPDATE THE ORIGINAL "ALTA/NSPS TITLE SURVEY", DATED 12-30-2015 AND PERFORMED UNDER THE SUPERVISION OF WILLIAM HERRYMAN, P.S.M. #2804. THIS UPDATE REFLECTS THE EXISTING PROPERTY FEATURES AND/OR CONDITIONS ON THE DAY OF THE FIELD SURVEY IN COMPLIANCE WITH THE 2016 ALTA/NSPS MINIMUM TECHNICAL STANDARDS AND CERTIFICATION FOR LAND TITLE SURVEYS. THIS UPDATE WAS PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES.

P.L. OCEAN RESIDENCES - SINGLE FAMILY

97801 Overseas Hwy, Key Largo.

ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S REPORT

SURVEYOR'S NOTES:

- #1 Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
- #2 Please See Abbreviations and Legend
- #3 Scale of Drawing " As Shown"
- #4 Ownership is subject to OPINION OF TITLE.
- #5 Type of survey: ALTA SURVEY.
- #6 All Right of Way shown are Public unless otherwise noted.
- #7 Legal Description Furnished by client.
- #8 No underground installations on improvements have been located except as noted.
- #9 Ownership of fences is not determine.
- #10 Record and measurement calls are in substantial agreement unless otherwise shown.
- #11 Benchmark: Monroe County (N.G.V.D 1929)
Elevations are expressed in feet derived from a direct, closed level circuit from Benchmark Y-275
- #12 Bearing base is indicated elsewhere on this Survey
- #13 Easement shown on the recorded subdivision plat are shown hereon.
- #14 Subsurface and environmental conditions were not examined nor considered as part of this survey
- #15 Parcel is in Flood Zone,
Map Number: 12087C0929K
Community Name: MONROE COUNTY.
Number :125129
Panel : 125129
Firm Zone: AE / VE
Date of Firm: 02-18-2005
Base Elev.: 8.9 & 10 / 11
Suffix: "K"
Elev. Reference to NGVD 1929
- #16 There is no visible surface or overhead encroachment, other than shown on this survey.
- #17 **Total Gross Land Area** 213,737.527 SQ. FT or 4.91 Acres more or less.
- #18 **Less and except Land Area** containing approximate 39,088 square feet.
- #19 **Total Area** calculated 174,649.527 square feet, 4.01 acres more or less.
- #20 The legal Description shown in this document is not recorded.
- #20 Completed Field Survey: 12-10-2018

2016 ALTA/NSPS CERTIFICATION

To: PL Ocean Residence Holdings, LLC

Ocean Bank, a Florida banking corporation, its successors and/or assigns, as their interests may appear
Holland & Knight LLP
Old Republic National Title Insurance Company
Shore to Shore Title, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The fieldwork was completed on 12-10-2018.

Date of Map : 12-12-2018

Rafael R. Cabrera
BY RAFAEL R. CABRERA
Professional Surveyor & Mapper

Certificate No. 5665
STATE OF FLORIDA
DATE: 12-12-2018

LEGAL DESCRIPTION

A portion of Lots 8 and 15, according to the Plat of Government Lots 5 & 6 and the NW 1/4 of the NW 1/4 of section 5 and Lots 1 & 2 of Section 6, Township 62 South, Range 39 East, made by George L. MacDonald and recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, more particularly described as follows:

Begin at the intersection of the Southeasterly right-of-way line of Old State Road 4A and the Southwesterly side of said Lot 8, thence run Northwesterly along the said Southeasterly right-of-way line, a distance of 356.40 feet to the Northeasterly side of the J. B. Albury property; thence Southeasterly along the said Northeasterly side of the J. B. Albury property, a distance of 710 feet, more or less, to the shoreline of the Atlantic Ocean as described in Official Records Book 242, Page 44 of the Public Records of Monroe County, Florida; thence Southwesterly along said shoreline, a distance of 149 feet, more or less, to the Northeasterly line of the Doris Reese property, as described in said Official Record Book 242, Page 44; thence Northwesterly along said Northeasterly line, a distance of 400.86 feet; thence proceed southwesterly at right angles to the last described course and parallel with the said Southeasterly right-of-way line, a distance of 100.00 feet; thence proceed Northwesterly at right angles to the last described course, a distance of 50.40 feet; thence proceed Southwesterly at right angles to the last described course, a distance of 110.00 feet to the Southwesterly line of said Lot 8; thence proceed Northwesterly along said Southwesterly line of Lot 8, a distance of 248.97 feet to the point of Beginning.

Together with that certain parcel of submerged land, described in T.J.I.F. Deed No. 24410 (1906-44), recorded in Official Records Book 383, Page 745 of the Public Records of Monroe County, Florida, and described verbatim hereinafter:

A parcel of submerged land in the Straits of Florida, in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, fronting a portion of Lots 8 and 15 (PB 1, PG 59) more particularly described as follows:

From the intersection of the Southeasterly side of the right-of-way of Old State Road 4-A and the Southwesterly side of said Lot 8, George L. MacDonald's Plat recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, run North 45°38' East along the said Southeasterly side of Old State Road 4-A, a distance of 160 feet; thence continue North 45°38' East along the said Southeasterly side of old State Road 4-A, a distance of 198.6 feet to a point (said point being 335.0 feet Southwesterly from the Northeasterly line of said Lot 8); thence run South 44°22' East along a line parallel with and 335.0 feet Southwesterly from the Northeasterly line of said Lot 8, a distance of 710 feet, more or less, to the mean high tide line on the shore of the straits of Florida and the Point of Beginning of the parcel hereinafter described; thence continue South 44°22' East, a distance of 269.7 feet; thence South 40°22'30" West, a distance of 148.6 feet, thence North 44°22' West, a distance of 277.7 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line, a distance of 150 feet, more or less, to the Point of Beginning.

Parcel II:

A portion of Lot 8, according to the Plat of Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of Sections 5 and Lots 1 and 2 of Section 6, Township 62 South Range 39 East, made by George L. MacDonald and recorded in Plat Book 1 at Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows: Commence at the Point of intersection of the Southeasterly Right-of-Way line of Old State Road 4-A and the Southwesterly line of said Lot 8, and run Southeasterly along said Southwesterly line of Lot 8 for 248.97 feet; thence deflect 90° left and run Northeasterly 110 feet; thence deflect 90° right and run South easterly for 50.4 feet along the line common to the J.B. Albury and the Richard C. Albury properties to the Point of Beginning of the hereinafter described parcel; thence continue Southeasterly along the last described course for 100.00 feet; thence deflect 90° left and run Northeasterly along the Northwesterly line of the now or formerly Doris Reese property for 100.00 feet; thence deflect 90° left and run Northwesterly for 100.00 feet; thence deflect 90° left and run Southwesterly for 100.00 feet to the Point of Beginning.

CONTAINING APPROXIMATE GROSS LAND AREA 213,737.527 SQ. FT

LESS AND EXCEPT

LEGAL DESCRIPTION

A portion of Section 6, Township 62 South, Range 39 East, of Monroe County, Florida, more particularly described as follows:

Beginning at the intersection of north right of way of FIRST AVENUE and the east right of way of US # 1 (OLD STATE ROAD 4A), also known as OVERSEAS HIGHWAY, thence run N45°38'00"E along the east right of way line of the OVERSEAS HIGHWAY for a distance of 157.00 feet; thence run S44°22'00"E for a distance of 248.97 feet, thence run S45°38'00"W for a distance of 157.00 feet; thence run N44°22'00"W for a distance of 248.97 feet to the Point of Beginning.

Lying and being in Monroe County, Florida.

CONTAINING APPROXIMATE 39,088 SQUARE FEET.

TOTAL AREA CALCULATED 174,649.527 SQUARE FEET, 4.01 ACRES MORE OR LESS.

SCHEDULE B SECTION II EXCEPTIONS

COMMITMENT FOR TITLE INSURANCE

ISSUED BY: SHORE TO SHORE TITLE, LLC
FILE NO.: 18130031
County: Monroe
Commitment Date: December 5, 2018 at 8:00 A.M.

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (NOT AFFECT) (NOT PLOTTED)
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. (NOT AFFECT) (NOT PLOTTED)
3. Rights or claims of parties in possession. (NOT AFFECT) (NOT PLOTTED)
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. (NOT AFFECT) (NOT PLOTTED)
5. Easements or claims of easements not shown by the public records. (NOT AFFECT) (NOT PLOTTED)
6. General or special taxes and assessments required to be paid in the year 2019 and subsequent years, which are not yet due and payable. (NOT AFFECT) (NOT PLOTTED)

Note: Taxes for the year 2019 become a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2018 are PAID. Tax ID Numbers: 00090810-000000, 00090820-000000, 00090840-000000 and 00090840-000100.

Note: standard exceptions 1 through 5 will be deleted based upon receipt by the Company of a satisfactory owner's affidavit addressing such issues and a satisfactory land survey required in Section 1 of Schedule B hereof certified to the Company and relevant parties.

7. Right of way shown on the Plat of Mac Donald's Survey for Lots 5 and 6 and the Northwest Quarter of the Northwest Quarter of Section 5-62S-39E, and Lots 1 and 2 of Section 6-62S-39E, as recorded in Plat Book 1, page 59-T, of the Public Records of Monroe County, Florida. (NOT AFFECT) (NOT PLOTTED)
8. Riparian and littoral rights are not insured. (NOT AFFECT) (NOT PLOTTED)
9. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. (NOT AFFECT) (NOT PLOTTED)
10. INTENTIONALLY DELETED
11. INTENTIONALLY DELETED
12. MOVED TO INFORMATIONAL MATTERS
13. INTENTIONALLY DELETED
14. Moved to B1
15. Moved to B1
16. the following matters shown on Survey prepared by Engineering & Surveying Consultant under Survey Number 180727-ALTA, dated 12/12/2018, and any consequences, obligations and easement rights associated therewith, to wit:
A. Catch basins, drainage line, water valves, fire hydrants, manholes, clean-outs, power poles and lines and backflow preventor located outside of or without recorded easement. (NOT AFFECT) (NOT PLOTTED)
17. MOVED TO INFORMATIONAL MATTERS
18. MOVED TO INFORMATIONAL MATTERS
19. MOVED TO INFORMATIONAL MATTERS

20. Terms, conditions, covenants, restrictions, limitations, notice requirement for subsequent conveyances, and other provisions of Monroe County Planning Department Affordable Housing Deed Restriction recorded in Official Records Book 2863, page 1402, excluding the restrictions applicable only to the affordable deed restricted area which is not part of the property insured hereby. (NOT AFFECT) (NOT PLOTTED)

21. Liability under the policy to be issued is limited to the amount of the proceeds of the mortgage identified in Schedule A hereof actually disbursed. (NOT AFFECT) (NOT PLOTTED)

INFORMATIONAL MATTERS

1. The Coastal Construction Control Line affecting the insured land along the Atlantic Ocean, established pursuant to Section 161.052 and Section 161.053, Florida Statutes, together with the statutory restrictions and requirements imposed in connection therewith, including the disclosure and survey requirements pursuant to Section 161.57, Florida Statutes
2. Terms, conditions, obligations, regulations, conditional uses and other provisions of Monroe County, Florida Minor Conditional Use Permit Development Order No. 01-16, recorded in Official Records Book 2792, page 2469.
3. Provisions of Monroe County, Florida Minor Conditional Use Permit Development Order No. 05-16 recorded in Official Records Book 2811, pages 1641 and 1647.
4. Terms, conditions and provisions of South Florida Water Management District Environmental Resource Permit No. 44-00666-P and recorded Notice thereof recorded in Official Records Book 2861, page 996.

Rafael R. Cabrera
BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5665
STATE OF FLORIDA
DATE: 12-12-2018

RECEIVED
APR - 8 2019
2019-059 PREAPP
2019-060 MONROE
COUNTY CLERK'S DEPT

Engineering & Surveying Consultant

LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-605-0031

PROJECT: ALTA BOUNDARY SURVEY
PARCEL ID: 90810, 90820, 90840
97801 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA, 33037
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB No. 180727-ALTA

FIELD BOOK:

CAD FILE LD-8

DATE: 12-12-2018

SCALE: AS SHOWN

DRAWN: LDD

REV: RC

REVISIONS

SHEET No. 1-OF-2

P.L. OCEAN RESIDENCES - SINGLE FAMILY
97801 Overseas Hwy, Key Largo.
ALTA / NSPS LAND TITLE SURVEY
SURVEYOR'S REPORT

America Layout Corp



Engineering & Surveying Consultant

LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165

Tel. 305-606-0031

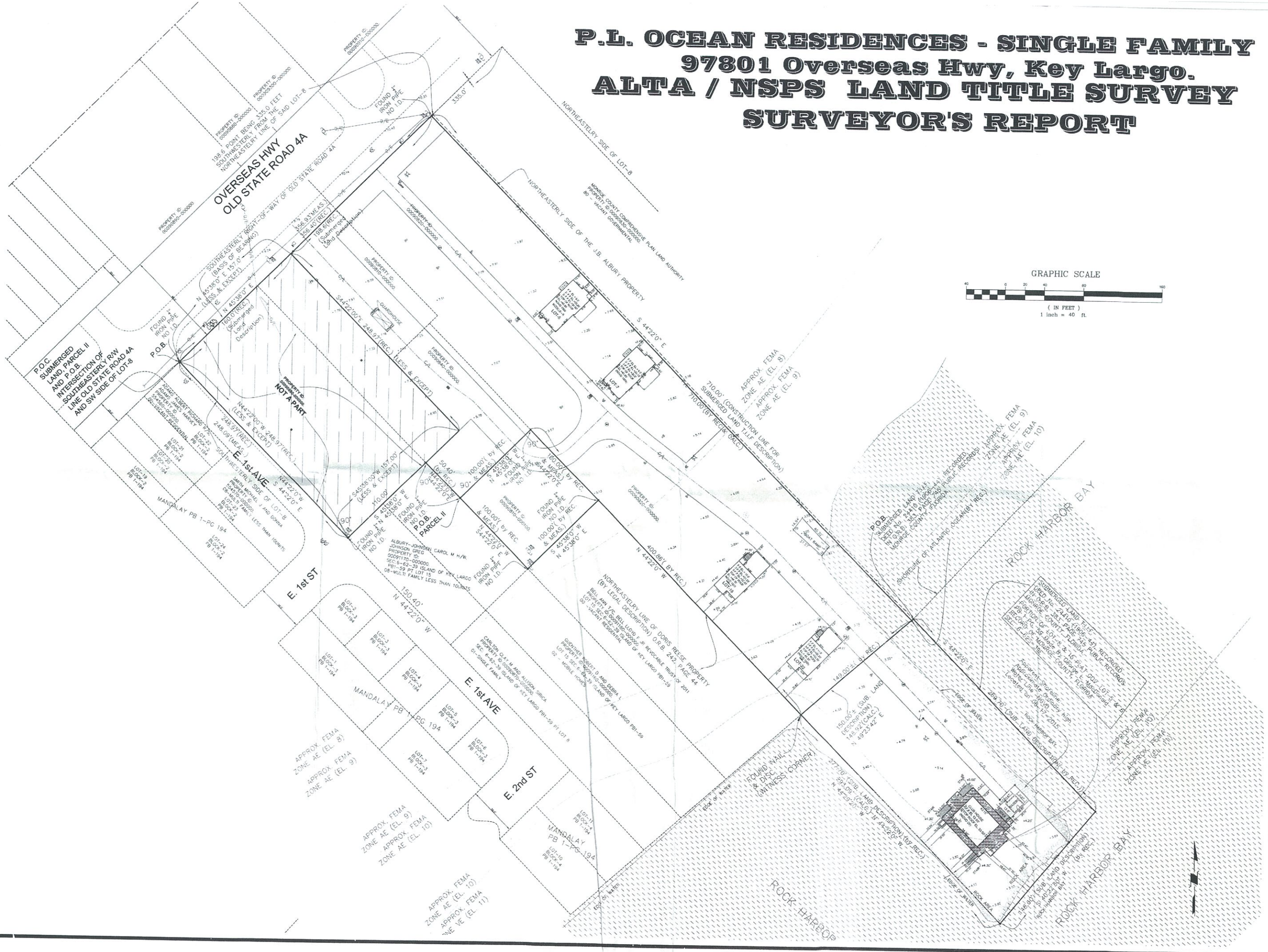
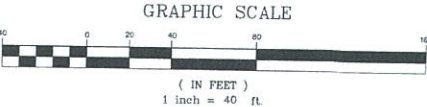
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JOB No. 180727-ALTA
FIELD BOOK:
CAD FILE: LD-8
DATE: 12-12-2018
SCALE: AS SHOWN
DRAWN: LDD
REV: RC

APR - 1 2019
2019-05-14
2019-06-04
MONTRE

REVISIONS
SHEET No.
2-OF-2



Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of Dwelling ROGO Exemption

Section Q-

LOU- Sender

County of Monroe

Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor Danny L. Kolhage, Dist. 1
Mayor Pro Tem Heather Carruthers, Dist. 3
George Neugent, Dist. 2
David Rice, Dist. 4
Sylvia Murphy, Dist. 5

March 26, 2015

Jorge Cepero
PMG Asset Services, LLC
4651 Sheridan Street, Suite 480
Fort Lauderdale, FL 33070

**SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE TAVERNIER HOTEL
AND MOKA CAFÉ COMPLEX, LOCATED AT 91865 US HIGHWAY 1,
TAVERNIER, MILE MARKER 92 AND HAVING REAL ESTATE NUMBER
00555610.000000.**

Mr. Cepero,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). Based on the specific request by the applicant, no official pre-application conference was required.

Materials submitted for review included:

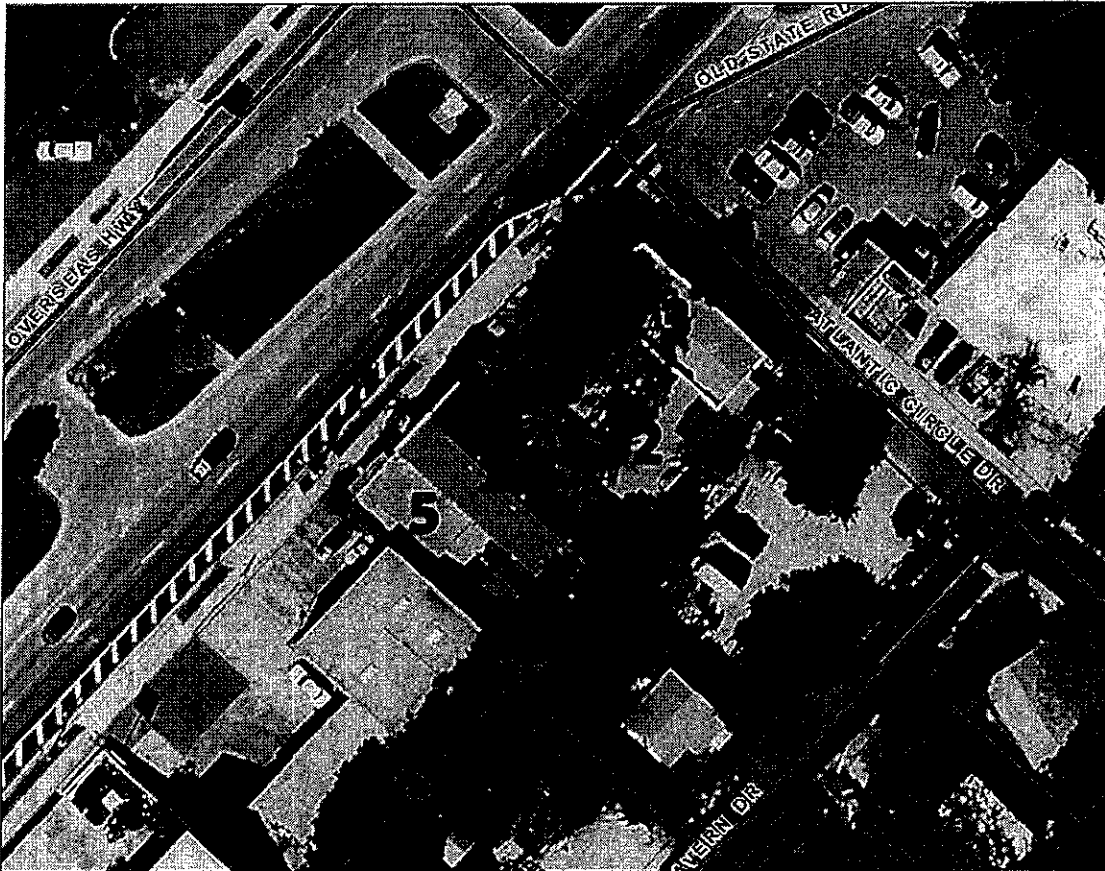
- (a) Pre-Application Conference Request Form;
- (b) Letter of Understanding dated November 16, 2006, concerning the redevelopment of the Tavernier Hotel and Copper Kettle Restaurant complex, located at 91865 US Highway 1, Tavernier, Mile Marker 92 and having Real Estate Numbers 00555610.000000 and 00555620.000000;
- (c) Map of Boundary Survey by Reece & White, dated 3/10/14;
- (d) Monroe County Property Record Card; and
- (e) Agent authorization letter.

I. APPLICANT REQUEST

1. The Applicant has specifically requested an update to the November 16, 2006, Letter of Understanding (LOU) concerning the redevelopment of the subject property in order to confirm the number of transient and permanent residential units and nonresidential floor area existing on the site.

II. SUBJECT PROPERTY DESCRIPTION

1. At the time of the 2006 LOU, the subject property was assessed under two separate RE numbers: 00555610.000000 and 00555620.000000, which were combined into one parcel under RE #00555610.000000 in 2011. The parcel having RE #00555610.000000 is described as Lots 1, 2, 3, 4, 36, & 37, Block A, Tavernier No. 2 (PB2-8), together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100, Parcel Identification No. 1681946; and Lot 5, Block A, Tavernier No. 2 (PB2-8), together with that portion of the alley as disclaimed in Official Records Book 405, Page 1000, Parcel Identification No. 1681954.



Subject property outlined in red (Monroe County GIS – 2012 aerial)
Building Numbers shown as referenced on 2015 Property Record Card

III. RELEVANT PRIOR COUNTY ACTIONS

1. On November 16, 2006, a Letter of Understanding concerning the redevelopment of the Tavernier Hotel and Copper Kettle Restaurant complex, located at 91865 US Highway 1, Tavernier, Mile Marker 92 and having Real Estate Numbers 00555610.000000 and 00555620.000000 was issued by the County. The LOU recognized (18) transient dwelling units, one (1) permanent dwelling unit, and 4,108 square feet of nonresidential floor area as lawfully established on the site and not

subject to the Residential Rate of Growth Ordinance (ROGO) or Nonresidential Rate of Growth Ordinance (NROGO).

IV. REVIEW

1. Pursuant to MCC §138-22(1), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one unit for each such unit lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance.
2. **Lawful Determination:** Staff has reviewed the 2006 LOU, and the Planning & Environmental Resources Department has determined that **nineteen (19) dwelling units, in the form of eighteen (18) transient residential dwelling units and one (1) permanent residential unit** were lawfully established on the subject property and their replacement would thereby be exempt from the ROGO permit allocation system. These lawfully established units are associated with specific buildings on the site as follows:
 - a) Main hotel building (Building No. 1 per 2015 Property Record Card): 17 transient units (includes "hotel rooms #2-12, 14-18," and a portion of the "hotel office" that was previously used as one lawful hotel unit);
 - b) Old garage at rear of property (Building No. 2 per 2015 Property Record Card): 1 permanent dwelling unit ("hotel room #20," used as a permanent apartment for a hotel staff member); and
 - c) Standard Oil station within courtyard (Building No. 4 per 2015 Property Record Card): 1 transient unit ("hotel room #1").
3. Pursuant to MCC §138-50(1), the NROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully established nonresidential floor area which does not increase the amount of nonresidential floor area greater than that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing nonresidential floor area shall be entitled to one square foot for each such square foot lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the existence of nonresidential floor area on or about September 19, 2001, the effective date of the original NROGO.
4. **Lawful Determination:** Staff has reviewed the 2006 LOU, and the Planning & Environmental Resources Department has determined that a total of **4,108 square feet of nonresidential floor area** was lawfully established on the site and is therefore not subject to the NROGO permit allocation system. This lawfully established floor area is associated with specific buildings on the site as follows:
 - a) Main hotel building (Building No. 1 per 2015 Property Record Card): 300 square feet (includes portion of "hotel office" that was not previously used as a hotel room);
 - b) Old garage at rear of property (Building No. 2 per 2015 Property Record Card): 504 square feet;

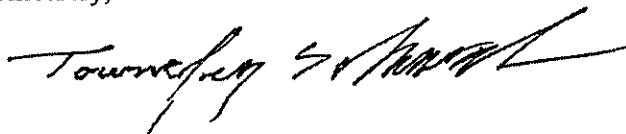
- c) Moka Café/formerly Copper Kettle (Building No. 3 per 2015 Property Record Card): 1,912 square feet;
- d) Former Tea Room building (Building No. 5 per 2015 Property Record Card): 1,104 square feet;
- e) Utility/storage shed (included as 12'x24' rear portion of Building No. 5 per 2015 Property Record Card): 288 square feet.

This letter replaces any previous decisions by the Monroe County Planning & Environmental Resources Department related to the number and type of ROGO or NROGO exemptions on the property. This letter does not provide any vesting to existing regulations and the replacement dwelling units, nonresidential floor area, and any new accessory structures must be built in compliance with all applicable regulations of the Monroe County Code and Comprehensive Plan at the time of development approval. Furthermore, if the exempted development is not replaced, but substantially improved as defined in the Monroe County Code, such development must be brought into compliance with all applicable regulations and policies at the time of development approval.

You may appeal decisions set forth in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to the Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter or if we may further assist you with your project, please feel free to contact our Marathon office at (305) 289-2500.

Sincerely,



Townsley Schwab, Senior Director of Planning & Environmental Resources
Mayté Santamaria, Senior Director Planning & Environmental Resources

CC: Emily Schemper, Comprehensive Planning Manager
Tavernier Properties, LLC

Additional Information added to File 2019-060

End of Additional File 2019-060